

**NOTICE OF ANNUAL MEETING OF THE MEMBERS
for
CHATFIELD EAST PROPERTY OWNERS ASSOCIATION, INC.**

Date of this Notice: October 20, 2023

Date and Time of the Meeting: November 9, 2023 at 6:00 PM

Place of the Meeting: Valley View Christian Church, 11004 Wildfield Ln, Littleton, CO 80125

Agenda for the Meeting:

1. CALL TO ORDER
2. ESTABLISH QUORUM
Members present (25% or 26 lot owners constitute a quorum)
Introduction of new members
3. CONSENT AGENDA
MOTION to approve minutes from 2022 Annual Meeting
4. BUSINESS
 - a. Ratify CEPOA 2024 Budget
 1. See proposed budget (enclosed)
 2. **RATIFY** 2024 Budget
 - b. Governing Document changes since last annual meeting
 1. 2022 Covenant Amendment – changes to Covenant 1 and 2
 2. 2023 Collection, Enforcement and Meeting Policies – consistent with Colorado House Bills
 3. 2023 Bylaws Amendment – changes to bylaws and rules for consistent incorporation of covenant amendment and policies
 4. Architectural Control Committee (ACC) Guidelines
 5. Covenant Amendment 4 – Special Assessment TBD 10/26/23
 - c. Water Decree, well permits, and well report
 - d. Amended and restated declaration of the Protective Covenants of Chatfield East Subdivision
 1. See proposed Covenant Restatement (enclosed). To see changes to the existing covenants in track mode go to CEPOA.org | Governing Documents | Documents being Reviewed | CEPOA Covenant Restatement
 2. **VOTE** by ballot at meeting or by proxy beforehand
 3. The percentage of written consents necessary to approve the proposed restatement of the Protective Covenants of Chatfield East is 60% (or 62) of the lot owners
 - e. Communications
 - f. Open discussion
 - g. Election of new Board Members
 1. Two (2) Board members to remain, (3) to be elected
 2. **VOTE** by ballot at meeting
 - a. New Board will meet following adjournment to determine officers and Board meeting schedule
5. ADJOURN

Additional Information: This Notice is accompanied by a Directed Proxy Appointment Form for the covenant restatement. If you are unable to attend this Meeting (or are unsure if you will be able to

attend), please complete AND SIGN the attached Directed Proxy Appointment Form and provide it to either the proxy or the Board of Directors by the start of the Annual Meeting. This Directed Proxy Appointment Form allows you to specifically direct your proxy on how you wish the vote to be cast. You can email your proxy to the Board of Directors at admin@cepoa.org or you can mail your proxy to the Chatfield Property Owners Association, Inc. at CEPOA PO Box 192, Littleton, CO 80160. Please contact any member of the Board of Directors if you have questions.

Sincerely,
The Chatfield East Property Owners Association, Inc.
Board of Directors