

Analysis of Highline Meadows document changes proposal-Examination

Why should HOA documents be amended?

- To eliminate obsolete provisions.
- To eliminate provisions no longer observed or enforced.
- To eliminate provisions that conflict with current laws.
- To eliminate provisions required by the Department of Real Estate in a start-up project that are no longer needed.
- To eliminate developer privileges no longer being used, such as two-class voting or exemption from use restrictions.
- To improve poorly drafted documents by clarifying ambiguous provisions.
- To tailor documents to fit the living experience of owner/members.
- To provide for changes in technology (satellite dishes, home office use, etc.).
- To make documents more "user friendly"—better organization, add a table of contents and descriptive paragraph headings, etc.
- To eliminate or correct mistakes and errors.

Why is Highline Meadows Board of Directors changing our Declaration?

-Accounting error-They have been charging the Condo owners 9% more than they should have according to the declaration-Now they want to rewrite the Declaration so that they would not need to refund the Condo owners and increase the town homes dues correctly based on Square footage established in the original Declaration

Why is Highline Meadows Board of Directors changing our By laws?

-They want to change the voting quorum to 20% of the owners from 50% (changed by petition of court in 2016 from 75% to 50%) majority which puts the 70 Town-homes in full control of our voting rights

They did not get the 75% majority votes and now they want to petition the court for approval based on voter turnout

Why is Highline Meadows Board of Directors changing our Articles of incorporation? Change name to reflect "Highline Meadows" in Name of corporation