

SUMMIT PARK ENCLAVE HOMEOWNERS' ASSOCIATION

c/o Management & Maintenance, Inc.
7803 E. Harvard Avenue
Denver, CO 80231

Attention: All Summit Park Enclave Homeowners

On June 6, 2019 a meeting of the Board was called for the purpose of amending the By-Laws. Our governing documents were written in 1993 by the builder, Richardson Homes. The builder used the same documents for large and small developments. Our development is small and does not lend itself to some parts of these documents. Therefore, the Board decided amending a couple of the sections in the current By-Laws was in order.

Section 8.1 of The Association's By-Laws allows the Board members the ability to amend the By-Laws at a duly constituted Board meeting called for such purpose.

Below are the amendments to the By-Laws which the Board approved:

Reason for Recommended Change to 2.6 (a):

Requiring voting proxies to be notarized imposes an undue burden on members (homeowners) who want to participate in the voting process of the association. We propose the elimination of the need to notarize proxies as described in Section 2.6 (a) of the By-Laws.

Comment: Colorado Law does not require proxies to be notarized.

The Approved Amendment of Section 2.6 (a) is as follows:

Votes of an Owner in good standing with Summit Park Enclave Homeowners Association may vote in person or by proxy in accordance with the Association's Meeting Policy and the Colorado Revised Nonprofit Corporation Act.

Reason for Recommended Change to 4.1:

Summit Park Enclave consists of only 42 homes. Since inception this Association has not had more than five (5) volunteers to serve on the Board of Directors at any given time. Therefore, the Board is amending the number of directors to reflect the current number of active Board members minimum to be five (5) instead of the required minimum of seven (7) members as outlined in Section 4.1 of the By-Laws.

Comment: Colorado Law allows the Association's By-Laws to determine the number of Board members.

The Approved Amendment of Section 4.1 is as follows:

The affairs of the Association shall be governed by a Board of Directors composed of not less than five (5) or more than seven (7) persons selected from among the Owners of Tracts within the community.

These amendments are effective as of June 6, 2019. If you have any questions regarding these amendments, please contact Bev Reid at bevreid@managementandmaintenance.net.

Sincerely,

Tom Finley
Summit Park Enclave Board of Directors, President