

SEHOA 2020 Special Assessment Ballot

The SEHOA Executive Board has adopted the following proposed Special Assessments for the purpose of funding reserves and for capital expenses related to the maintenance of our common areas. PLEASE MARK **ONE** OF THE FOLLOWING OPTIONS.

THE HIGHEST SPECIAL ASSESSMENT AMOUNT that receives 67% approval (cumulative “FOR” votes) will be enacted as the single Special Assessment approved (assuming >30% participation). If 33% or more of the votes are for “ZERO”, meaning “AGAINST” any Special Assessment, no Special Assessment will be levied. **Having studied our finances carefully, the board recommends approval of a Special Assessment of \$10,000 or more (“GOOD” or “IDEAL”).**

A vote “FOR” any of the higher level assessment will be counted as a vote “FOR” all lower assessments.

CHECK ONE BOX TO VOTE “FOR”	Proposed Special Assessment	Notes
<input type="checkbox"/>	“IDEAL”: \$15,000 Special Assessment (Payable in six payments of \$2,500 each on April 1, 2021, October 1, 2021, April 1, 2022, October 1, 2022, April 1, 2023, and October 1, 2023)	A vote for “IDEAL” also means approval of “GOOD”, “FAIR PLUS”, and “FAIR”
<input type="checkbox"/>	“GOOD”: \$10,000 Special Assessment (Payable in four payments of \$2,500 each on April 1, 2021, October 1, 2021, April 1, 2022, and October 1, 2022)	A vote for “GOOD” also means approval of “FAIR PLUS” and “FAIR”
<input type="checkbox"/>	“FAIR PLUS”: \$7,500 Special Assessment (Payable in three payments of \$2,500 each on April 1, 2021, October 1, 2021, and April 1, 2022)	A vote for “FAIR PLUS” also means approval of “FAIR”
<input type="checkbox"/>	“FAIR”: \$5,000 Special Assessment (Payable in two payments of \$2,500 each on April 1, 2021 and October 1, 2021)	A vote for “FAIR”
<input type="checkbox"/>	“ZERO”: No Special Assessment	A Vote “AGAINST” any Special Assessment

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SEHOA 2020 Special Assessment Ballot Instructions

1. Your vote is important. **DO NOT SIGN THIS BALLOT.** Once you have cast your vote, place the completed Ballot in the envelope labeled "SECRET BALLOT" and insert the Secret Ballot envelope into the stamped return envelope labeled with your return address, and which is addressed to Somerset Estates Homeowners Association, P.O. Box 621, Niwot CO 80544. Do not remove the return address label or your vote will not be counted.
2. Members are all Owners of a Lot, collectively, and must agree on how to vote.
3. Each Member in Good Standing in Somerset Estates is allocated one vote per Lot owned. Please pay any **past due amount**. Your ballot will not be included as an allocated vote unless charges past due more than 30 days are paid in full. If you are unsure of payment status, please contact Allan Orendorff, Property Manager, at trioproperty@comcast.net.
4. Approval requires a quorum of 30% of all Members in Good Standing participate in the vote and the action receives at least 67% affirmative votes.
5. Once a ballot has been cast, it may not be revoked or changed.
6. The purposes of the Special Assessments are enclosed with the package of materials accompanying this Ballot.
7. Please return your ballot by mail so it is received before January 12, 2021 (mail by January 5). Postmarks don't count. You may also hand deliver your ballot to any Executive Board member or Allan Orendorff, Property Manager, no later than 5 PM on January 12.
8. At the Executive Board meeting on January 12, 2021 at 6:30 PM at least two Members, not on the Executive Board, will count the vote using the following process: Return envelopes will be checked to be sure that each is from a Member in Good Standing, without duplicates. Ballot envelopes will be separated from the return envelopes, then the ballots will be counted by the two Members.