



Bent Tree Property Owners' Association, Inc.

John Heiser, President

P.O. Box 2631, Monument, Colorado 80132

(719) 488-9031, FAX (719) 488-3455

www.btpoa.net

Notice of 9th Annual Budget Meeting

Dear Bent Tree Property Owner,

January 19, 2012

Happy New Year!

Colorado law and the Bylaws of the BTPOA require the association to hold an annual budget meeting. Our Bylaws specify it must be held "on or about February 15."

Your BTPOA Board of Directors has scheduled the meeting as follows:

Day **Thursday, February 16, 2011**

Time **6:30 to 8:30 p.m.**

Location **Tri-Lakes YMCA Community Room**

17250 Jackson Creek Parkway

Directions Just north of the intersection of Higby Road and Jackson Creek Parkway.

Please mark your calendar. It is very important for all Bent Tree property owners to attend this meeting. The Bylaws we adopted at our Annual Meeting November 13, 2008 require that a minimum of 39 lots must be represented in person or by proxy at the meeting. To help us meet the quorum requirement, if you cannot attend the meeting, please complete the **enclosed proxy form** and give it to someone who will be attending. The covenants specify there is one vote per lot. To vote on matters that come before the meeting, you must be current on payment of the annual assessment of \$120 per lot. If you have not yet sent in your payment, please do so now.

We have some very important matters to discuss. Agenda items include:

- **Discussion and Adoption of the 2012 Budget.** The draft 2012 budget accompanies this letter. Please review it and bring your questions and comments to the meeting.
- **2011 Water Use.** Water Augmentation Committee Chair Bob Hostetler will report on our 2011 water use and offer suggestions for improvements. Note that the Colorado State Engineer's Office is closely tracking our water use and has contacted some Bent Tree residents who have exceeded the court-decreed maximum allocation.
- **Plans for our 2012 Forest Inspection.** In 2009 and 2011, the BTPOA paid to have the Colorado State Forest Service conduct a forest inspection of lots in Bent Tree. Those inspections identified a number of trees that needed to be removed. The board is planning to have another inspection done in 2012.
- **Revision 9 of the BTPOA Rules and Regulations.** Based on comments from property owners at the Annual Meeting September 15, 2011 and subsequently, your board adopted

changes to the Rules and Regulations. Those changes and the board's response to property owner comments will be reviewed.

- **Review and approval of the Minutes of the 2011 Annual Meeting.** A copy of the draft minutes is enclosed. Please review them and bring your suggested changes to the meeting.

This meeting February 16th will be an excellent opportunity to make important decisions regarding the future of Bent Tree, meet your neighbors, catch up on what has been happening in Bent Tree and the surrounding area, and discuss any concerns you have.

I hope to see you all there. Please contact me if you have questions or comments.

Sincerely,

A handwritten signature in black ink that reads "John E. Heiser". The signature is written in a cursive style with a large, looped initial "J".

John E. Heiser
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