



P.O. Box 515
Lake Orion, Michigan 48361

August 26, 2022

NOTICE OF MEETING and VOTE

For a community vote supporting a Reserve Fund

Dates: Q/A Tuesday, September 13, 2022 7:00 p.m. and
Q/A Tuesday, September 20, 2022 7:00 p.m.

Voting: Ballots will be cast starting September 26, 2022 and end on
September 30, 2022 at 5:00 p.m.

Location: Both informational meetings will be conducted remotely using ZOOM.

Article IV, Section G of the Heather Lake Estates Association by-laws provides for Remote Communication Membership Meetings

Registration: <https://sites.google.com/view/hlmeetings>

You MUST go to this site and click on the link in order to participate.

At the October 21, 2021 Annual Meeting, the Board stated that it would develop a Reserve Policy and place it for a vote of the membership sometime in 2022. The Board also indicated that there would be a second assessment in 2022 to begin funding the Reserve if approved by the community.

It should be made clear that the Board is not required to put this matter up for a community vote. The Board has a duty to maintain the Common Assets of the Association and to plan for future major repairs. However, the Board is asking for community feedback and support on this very important component of the annual budget.

Included in this mailing is a copy of the Reserve Policy that was approved by the Board of Directors. The policy outlines how the reserve funds will be collected, used, reported on and invested.

Because this vote is being conducted late this year, the Board is recommending a nominal amount of \$100 per lot to kick start the funding of the Reserve Account for 2022. A vote in favor of the Reserve Policy indicates approval of the \$100 assessment.

Please submit your questions in advance of the meeting dates to:

hlcommunication@gmail.com The Board will answer them during the meeting.

You will also be able to ask questions in the Zoom chat room during the meeting.

You will have the opportunity to vote in the following ways:

1. Electronically, using the voting link that will be sent to your email.
2. Paper ballot that you can mail to the Association's P.O. Box
3. Paper ballot that you can drop off at Sue Marcus's mailbox.
4. Ballot that can be emailed to hlecommunication@gmail.com

You will be able to cast your ballot over a four day period beginning September 26, 2022 and ending at 5:00 p.m. September 30, 2022.

The instructions are on the enclosed ballot.

The results will be based on 51% of the number of votes cast. The membership will be notified of the results via an email blast.

If approved, homeowners will receive a coupon for \$100 from In Rhodes Management that can be paid online or mailed in the same manner as the annual dues.

If you have additional questions, please direct them to hlecommunication@gmail.com.

Best regards,

Heather Lake Estates Board of Directors