

**APPROVAL OF COMSTOCK VILLAGE HOMEOWNERS ASSOCIATION (CVHA) MEMBERS
TO INCREASE THE ANNUAL ASSESSMENT**

1. Whereas the CVHA Board of Directors (hereinafter "the Board") determined that an increase in the annual assessment is required to adequately fund CVHA operations and voted at its meeting on April 19, 2023 to call a meeting of members pursuant to Article IV, Section 3(b) of the Comstock Village Covenants (which can be found in Book 3418, page 224 of records maintained by the El Paso County, Colorado, Clerk and Recorder) to put that question to a vote of the members;
2. Whereas the Board provided written notice of that meeting to members on April 29, 2023, in accordance with Article IV, Section 5 of the Comstock Village Covenants (which can be found in Book 3418, pages 224 and 225 of records maintained by the El Paso County, Colorado, Clerk and Recorder), and held that meeting in person and by Zoom at Fire Station #18 (6830 Hadler View, Colorado Springs, CO 80919) on May 24, 2023;
3. Whereas the Board did not receive enough votes on the proposal to constitute a quorum (defined in Article IV, Section 5 as "the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership"), at the first meeting, the Board voted to hold a second meeting of members where, in accordance with Article IV, Section 5 of the Comstock Village Covenants, "the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting";
4. Whereas the Board provided written notice of the second meeting to members on June 8, 2023, and held that meeting in person and by Zoom at Fire Station #18 (6830 Hadler View, Colorado Springs, CO 80919) on June 29, 2023, and asked members to approve an increase in the annual assessment from \$48.00 that was assessed for 2023 to \$88.00;
5. Whereas the Board received 182 votes in person and by proxy at the second meeting (which is 30.5% of the 596 properties in Comstock Village that were eligible to vote) and 169 votes were cast in favor of the proposal to increase the annual assessment to \$88.00 while 13 votes were cast against the proposal;
6. Whereas the Board reviewed the process that was used to propose an increase in the annual assessment at its meeting on July 19, 2023, determined that the process that was used met all requirements imposed by Article IV of the Comstock Village Covenants, found that there was a quorum at the second meeting because at least 30% of members cast votes for or against the proposal to increase the annual assessment (with each property entitled to one vote), and that more than two-thirds (2/3s) of all votes were cast in favor of increasing the annual assessment to \$88.00;

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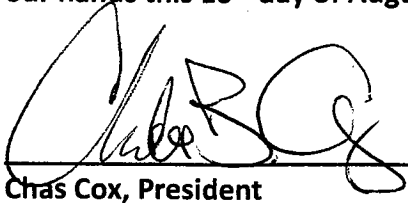
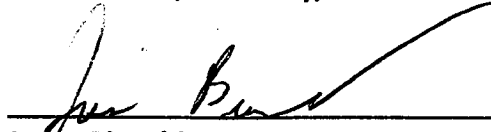
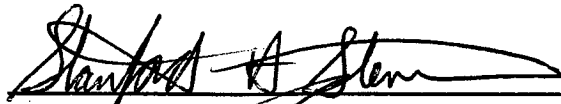
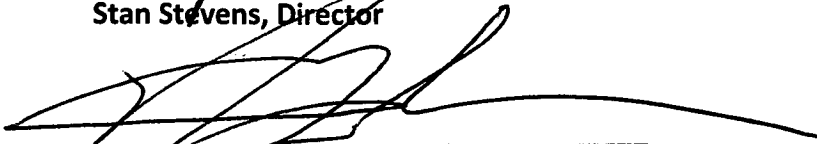
El Paso County, CO



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7. Therefore, the Board voted at its meeting on July 19, 2023 to approve the vote of members to increase the annual assessment to \$88.00 and authorized the President and/or the CVHA Administrator to file this document with the El Paso County Clerk and Recorder.

IN WITNESS THEREOF, we, being all of the Directors of the CVHA Board have hereunto set our hands this 16th day of August, 2023.


Chas Cox, President
Kevin O'Connor, Vice President
Jim Lovewell, Secretary/Treasurer
Jason Bianchi, Director
Howie Feldman, Director
Stan Stevens, Director
Al Watson, Director