



Dear Shock Hill POA Members,

Please take a moment to review the contents enclosed regarding the upcoming Shock Hill POA 2022 annual homeowners meeting. We'd like to highlight the letter penned by our attorney outlining many changes that we are proposing to your governing documents, all 100+ pages of which can each be viewed by visiting the URL below.

<https://aepropertymanagement.com/shock-hill-poa-2022-annual-meeting/>

This has been a year-long process headed up by a committee of members representing the subdivisions and the individual lot owners. Mike Harrison of the law firm of West, Huntley, and Gregory has been our legal advisor.

The main reason for the rewrite was to correct a historical anomaly that gave the Overlook subdivision (the duplex development nearest the gondola station) 66 votes for only 20 members. The Shock Hill Overlook board of directors agreed that this anomaly should be rectified by giving only one vote per member. Likewise, The Cottages at Shock Hill had 16 votes for 14 members. This will also change to one vote per member.

The second most important group of changes makes it easier to replace a board president or the entire board should the membership (you, the homeowners) deem it necessary. In addition, all references to the original developer were removed. Several changes were made to ensure the Declarations and the By-Laws did not contradict each other. There are several other changes outlined in the attorney's letter for your review.

All this hard work and the attorney's fees will be for naught if you do not take a minute to consider these changes and vote on the approval of the amendments. It will take 103 affirmative votes out of a membership of 137 to ratify the amendments. This is a high bar to clear, and we need your help.

Thank you for your help in getting these documents brought up to date.

Regards,
Your Shock Hill POA Board of Directors