

Mesa Ridge Condominium Owners Association, Inc.

**6015 Lehman Dr., Suite 205
Colorado Springs, CO 80918
Phone (719) 594-0506 Fax (719) 594-0473
Email: Derek@Zandrmgmt.com**

Annual Meeting / 2007 Budget Notice

Dear Homeowner:

The Association is a non-profit Colorado corporation registered with the State, and it's purpose is the operation of the Association; the homes, the collection of dues, performance of maintenance, enforcement of the CC&R's, financial planning, compliance with State and Federal laws, etc. The Board of Directors oversees the functions of the business and implements policies that Z & R implements (violation letters, lawn mowing, trash removal, painting, corporate reports, general maintenance repairs, tax returns, etc.). The Association meets once per year (the Annual & Budget Meeting). Each Board term is for 3-years, but that is not set in stone, if you can only volunteer your time for 6 months to a year, that's fine. Officer terms are for 1-year, President, Vice President and Secretary/Treasurer. Each Annual meeting those Officers' positions are re-appointed – if the Board so chooses.

We need three (3) owners to volunteer to serve on the Board. Our last 3 members have all moved off site. In the absence of a Board, the Management Company runs the Association. If the owners do not wish for the Association to function, then actions to dissolve it can be pursued. In that event, your Condominium would in essence be a single family home, you would be responsible for all external maintenance, concrete, roof & gutters, siding/trim, utilities, grass mowing, trash, etc.

If you volunteer to be on the Board, there is little to no time commitment, you simply are in place to oversee and make decisions if needed, submitted by Z & R.

Your Annual Meeting is scheduled for:

Monday, December 11, 2006

6:00 PM

Oakwood Executive Plaza ~ Z & R's Address Above

This is a very important meeting for the community because there are three vacant spots on the Board of Directors. With a smaller Association, all owners will serve on the Board at some point or another. To fill these spots, we must have a quorum at the meeting so be sure to either attend or fill out the proxy form attached to this notice.

Your attendance is important for several reasons. First and foremost, you get to meet your neighbors and be informed as to how the Association will be run. Second, you help create a quorum of voting members so that the decisions made at the meeting are official. Finally, you get to participate in the democratic process by choosing which candidates are going to join the Board of Directors.

~ OVER PLEASE ~

If you cannot attend, please fill out the attached proxy that applies to you. This proxy will designate the person of your choice to cast your vote at the meeting. All proxies should be mailed, faxed or emailed o Z&R at the above address prior to the meeting. Please ensure that you mail the proxies early enough to reach our office no later than December 8, 2006.

The Board is responsible for deciding all the financial and contractual matters of the Association, so your vote is very important. If you have any questions about the meeting or other Association matters, please feel free to call our office and we'll do our best to help you out. We hope to see you at the annual meeting!

If you are interested in serving on the Board, please fill out the information below and return it to Z & R. Thank you.

Name: _____ Address/Unit: _____

Home Phone: _____ Email: _____ Cell: _____

Position Interested to Hold: _____

Sincerely,

Derek Patterson
Property Manager