The Saddleridge of Fort Collins Merged Association

C/O Brass Key Property Management; 115 Riverside Ave. Ft. Collins, CO 80524; 970-224-9134; brasskey@brasskey.biz

December 4th 2020

Dear Saddleridge of Fort Collins Merged Association Members:

This letter is to notify you of the upcoming **Saddleridge of Fort Collins Merged Association Annual Meeting**, which will be held on December 16th 2020 ***via Zoom Online Meeting at 5:00* pm*.*** The 2021 Proposed Budget will be reviewed and ratified and open seats for the Board of Directors will be filled. Please note that under the enclosed budget, there is no increase proposed in Association Dues. Please note that the if you have any interest in serving on the Association’s Board of Directors, please plan on attending the Annual Meeting and making that interest known. Please be reminded that the Saddleridge of Fort Collins Merged Association is a Common Interest Community; the Declarations were originally recorded 2/4/1999, reception number 99010333.

* The fiscal year for the Association is January through December.
* The address of Brass Key Property Management LLC is 115 Riverside Ave. Fort Collins, CO 80524. The telephone number 970-224-9134.
* During the 2019 fiscal year, all units were assessed according to percentages set forth in the Declarations.
* The Association has insurance coverage through Acuity Insurance. Dave Woldridge is the insurance agent contact and can be reached at (970) 223-1804.
* All policy information, policy limits and policy deductibles are maintained in the office of the designated agent and can also be obtained by calling the agent.

Enclosed Please Find:

* A proxy; should you be unable to attend the meeting and wish to have someone vote for you.
* The 2021 proposed budget which will be reviewed and ratified by the members at the Annual Meeting.

The Association’s Governing Documents can be found on the Association’s Website at <http://www.brasskey.biz/SaddleRidge.htm> Complete Financial Reports and any other documentation can also be shared upon request.

Respectfully,

The Saddleridge of Fort Collins Merged Association Board of Directors

Brass Key Property Management, LLC.