

November 24th, 2021

Hello Residents of the Carlson Farm Homeowners Association,

This letter is the official notice of the annual member meeting of the Carlson Farm Homeowners Association. This year we will be holding the meeting virtually using Zoom. This letter will be emailed to all the HOA members we have email addresses for, and it will also be printed and mailed to every member address per state law.

If you are not on the HOA email list and would like to be please send an email to theboard@johnstowncarlsonfarm.com.

The Zoom meeting will be hosted by the Carlson Farm HOA Board on December 9th 2021 at 7 pm. Included with the letter is the info for the Zoom meeting. HOA members can participate in the Zoom conference for free using a laptop, mobile device, or even just a plain old telephone line.

Also enclosed with this letter is the official ballot for the annual board election. Because we are having the meeting virtually, the ballots need to be returned to Sandra at Poudre Property Services no later than December 6th to be counted in this election. Ballots can be mailed or emailed to Sandra at Poudre Property Services using the information on the ballot page.

Sincerely,

The Board Members of the Carlson Farms Homeowners Association

Join Zoom Meeting

<https://us06web.zoom.us/j/83744163411?pwd=RjNtcVZoSzVyK1gvSG95ZVZlcTdhdz09>

Meeting ID: 837 4416 3411

Passcode: 804463

One tap mobile

+13017158592,,83744163411# US (Washington DC)

+13126266799,,83744163411# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 837 4416 3411

Find your local number: <https://us06web.zoom.us/j/ktetK7fN5>

Annual Election Ballot

Meeting date December 9th, 2021

To reach a quorum for this meeting, we will need 10% of the homeowners in good standing to vote and turn in their ballot to Sandra no later than December 6th. This equates to 37 ballots. Please completely fill out the ballot including your name and address and sign the ballot in the box below. Ballots without name, address, and signatures won't be included in the voting. You can fill out the ballot and scan it or take a picture of it and email it directly to Sandra at soldenburg@poudreproperty.com.

You can also mail your completed paper ballot to

Carlson Farm Homeowners Association c/o
Poudre Property Services
2900 S College Ave., Suite 3E,
Fort Collins CO 80525

This election has 3 vacant board seats available with 3 candidates running. Bio's for each candidate are included in this mailing.

Vote for 3 people. Voting for 4 people will invalidate the Ballot. The election will only be official if we have a quorum. If a quorum is not reached, the existing board may appoint board members to serve for the next year. As a reminder, the HOA owners vote for the board members, and the board members decide who will serve as officers.

- Matthew Bailey**
- Brian Graham**
- Jill Smith**
- Write-In _____**

Sign and Print your name and address:



Matthew Bailey

Matt has worked in the power industry for over 18 years. He holds a bachelor's degree in Computer Science. As a Systems Engineer, he has been responsible for ensuring maximum uptime for the software that runs portions of the power grid reaching across twelve states, ensuring systems meet compliance regulations. Matt is currently leading his organization in capturing power grid and IOT data for making business decisions and future data analytics. Mr. Bailey has led and successfully implemented multiple complex projects and holds his Lean Six Sigma Green Belt certification which enables him to improve and refine processes by cutting waste. Matt has lived in Carlson Farms since 2012 and lives on Becker Circle. His passion for engineering and technology can be seen each Christmas season at his home, where L.E.D. lights go to holiday music.

“First off, I want to thank those who elected me last year. The way the board structured the positions last year, requires me to run again. Over the past year I've been directly involved with not only expanding communication to residents by adding a new website, but also improving our communication system within the board. I was directly involved with changing our landscaper and ensuring we added quality control to our new contract. My personal goal was to work through improving the Carlson Farm sprinkler system and while we made substantial progress last year, we will continue to make improvements this year with some exciting new technology. I sincerely hope you feel things have been improving and would appreciate your vote again this year!”



Brian Graham

Hello, my name is Brian Graham and I'm a proud resident of Carlson Farms. I come to you today with an important interest in running and serving on the HOA board. I'm a firm believer in good communication skills along with people skills; listening to and addressing the concerns of my fellow neighbors would be a key component of my strengths that I could bring to your team. I enjoy talking to my fellow neighbors and helping them whenever possible. I think a positive characteristic for me is I try to place myself in the situation and look for solutions that will work for everyone involved. I want folks to feel comfortable talking to me and expressing their ideas, talents, and concerns. I would then bring those comments to the board and work on solutions as a team. Building a better community and hearing from our neighbors is crucial to building a stronger community. Helping the neighbors feel and understand that they do have a voice and a contribution to our neighborhood. I also pride myself in being a good problem solver, that said, It takes a village to do that well. I certainly don't boast that I can do all of this on my own. I've been impressed and pleased with so many positive changes over the last year that the board has implemented. I'm very excited to lend my time, my skills, my talents and my voice to continue this positive move forward. I feel a good board member is one that is present and active and contributes rather than just holding a position. I assure you I will be very active as a board member. My goal is to help continue to build good relationships with my fellow neighbors and improve our beautiful family neighborhood here in Carlson Farms. Thank you for your consideration and I look forward to working with you.



Jill Smith

Hello, my name is Jill Smith and I am currently serving as an interim board member of the Carlson Farms HOA. Earlier this year I was appointed to fill a vacant seat on the board and now I am on the ballot to be officially elected.

My husband and I have been a member of the Carlson Farms community for nearly 8 years and

love our small town neighborhood. We have two children ages 11 and 7.

By trade, I am a doctor of Pharmacy and am able to work from home. In addition I assist my husband in running a business with two locations here in Northern CO. When not working we are usually following one of our kids around watching them play basketball, volleyball, soccer, wrestling, or baseball...lots of baseball. I also manage the team schedule for my son's travel ball team, the Colorado Zephyrs, that my husband coaches.

This year, your Carlson Farms HOA board has done an excellent job at taking some big steps to improve our neighborhood for many years to come. My hope, as part of this board of directors, is to continue to make changes to enhance the beauty of our neighborhood efficiently and while maintaining a high level of fiscal stewardship of our annually paid dues. I have a special interest in maintaining safety and attractiveness for families in our area.