May 20, 2025

Subject: Important Community Vote – Final Step for Retaining Wall Loan Approval

Dear Homeowners,

We are reaching out to inform you of an important upcoming vote regarding the final step in securing a loan for the replacement of the failed retaining wall in our community. *Please note that the loan has already been processed by the bank.* However, the Owners need to approve the collateral for the loan. The collateral for the loan will be the pledging of the future assessments to the bank as the Association does not have any other collateral that it can offer to the bank. This is a technicality required by the Articles of Incorporation of the Association and the bank.

Why Your Vote Matters:

The Board has worked diligently to address the retaining wall issue and has identified a loan solution that will allow us to move forward with repairs without increasing monthly dues. The repayment amount for this loan has already been included and approved in the 2025 budget, *so a "yes" vote will not result in any additional increase to your regular assessments.* Your "yes" vote will only serve to allow future assessments to be pledged as the collateral for the loan.

What Happens if the Loan is Not Approved:

If we do not receive the required two-thirds (2/3) majority vote in favor of the loan, the Association will not be able to proceed with the planned repairs under the current financial structure. This could result in the need for future special assessments or other financial measures if the wall fails, which may have a greater impact on homeowners.

Next Steps:

- Please review the enclosed information regarding the loan and the retaining wall project.
- Cast your vote online at https://accuinc.formstack.com/forms/star_point_ballot on or before June 3, 2025
- Mail/email the enclosed ballot
- Drop off at HOA President's home, Unit 9-105
- The vote requires a two-thirds (2/3) majority of the membership to pass.

Your participation is crucial to ensure the stability and safety of our community infrastructure while maintaining predictable and manageable association finances.

If you have any questions or need additional information, please contact the management office.

Thank you for your attention and prompt participation.

Sincerely,

The Board of Directors

Star Point Condominium Association, Inc.
Ballot for Approval of Loan for Retaining Wall Replacement

Purpose:
The Association is seeking your vote to approve a loan for the replacement of the failed retaining wall. The repayment of this loan has already been included in the 2025 budget, and a “yes” vote will not increase your monthly dues. If the loan is not approved by a two-thirds (2/3) majority, the Association may need to consider special assessments or other financial measures in the future if the wall fails.

Please indicate your vote below:

☐ YES – I approve the Association obtaining a loan for the retaining wall replacement as proposed. I understand that the repayment is already included in the 2025 budget and will **not** increase my monthly dues. I understand that this is a vote only to pledge future assessments as collateral for the loan.

☐ NO – I do not approve the Association obtaining a loan for the retaining wall replacement. I understand that this may result in *special assessments or other financial measures in the future if the wall fails.

Homeowner Name: ___________________________________

Unit Address: _______________________________________

Signature: ____

Date: ____

Please return your completed ballot by June 1, 2025
Ballots can be submitted by
Mail: 1873 S Bellaire St., Suite 1500, Denver, CO 80222
Email: support@accuinc.com
Online portal: https://accuinc.formstack.com/forms/star_point_ballot
or in person at to the secretary

Only one vote per unit is permitted.
If you have any questions, please contact the management office at 303-733-1121

*A special assessment is a one-time fee imposed by a homeowners association (HOA) to cover unexpected or significant expenses not included in the regular budget, such as major repairs or emergency projects. It is typically divided among all homeowners based on their ownership percentage or as defined in the governing documents.