

New Mark First Pool Association
P. O. Box 10646
Kansas City, MO 64118

December 22nd, 2019

Dear Association Member,

In accordance with the authority granted in the association's Covenants and Restrictions, the Executive Board of the Association hereby notifies you of the annual meeting of the association to be held on Sunday, January 26, 2020 in the Parish Hall of Holy Family Catholic Church (919 NE 96th St, Kansas City, MO 64155) beginning at 7:00 pm. Notice has also been posted on our website and the neighborhood Facebook page. At this annual meeting, members in good standing will vote on one (1) measure affecting our association as listed below. The board will conduct the typical annual meeting business after the main vote, including elections for open Executive Board and Board of Director positions.

Measure 1: Vote to approve new versions of the New Mark First Pool Association's Covenants & Restrictions document and of the New Mark First Pool Association's Bylaws document. The new documents will replace the existing governing documents for the Association. The major updates to the documents include:

- Revised the quorum and voting criteria to be consistent between the two documents.
- Revised the special meeting criteria to be consistent between the two documents.
- Replaced "developer" with "association" for clarity since the developer is no longer involved with the Association.
- Added additional language on exterior appearance for what must be approved by the HOA.
- Increased height of approved fences to 6 feet, except for chain link.
- Revised to allow one (1) shed/outbuilding per property meeting certain size and material criteria.
- Added section requiring registration of properties with the HOA that are being used as rentals.
- Updated the late fee structure to use a monthly a flat fee with no interest.
- Increase the annual HOA dues from \$350 to \$425 beginning on January 1st, 2021.

You may view the two updated documents on the association website at <https://www.newmarkhoa.org/announcements/proposed-covenant-restrictions-and-by-laws>. We will have paper copies (available upon request) at the clubhouse.

At the special meeting, each property in good standing with the association will be allowed one vote on the measure and the vote will be taken with paper ballots for collection and certification of each vote. We have provided copies of a proxy form and an absentee ballot that can be used to cast a vote. The absentee ballots will require official notarization in order to be counted. **To be in good standing, all outstanding balances for a property must be received by the Association no later than January 19th, 2020** to allow time to update the accounting records prior to the vote. Any votes cast by a member representing a property not in good standing will not be certified.

If you have any questions, please contact the Executive Board at board@newmarkhoa.org and we will respond as quickly as possible. Thanks!

Sincerely,

The Executive Board and Board of Directors

New Mark First Pool Association