

May 29, 2020

The annual meeting for the Venture 73 Owners' Association, due to Covid 19 concerns, will be held via teleconference, on July 25, 2020 at 5:00 PM MDT. To attend, dial 712-432-3900, follow prompts, and enter conference access code 725673. The Annual meeting will be immediately followed by a teleconference Board Meeting.

In preparation for the meeting, please find the following items included in this mailing:

1. Annual meeting agenda.
2. Copy of proxy. If you are unable to attend the meeting, please select another Lot owner or Officer who will attend the meeting to vote for you. Your proxy needs to be RECEIVED by the Venture 73 Owners Association, PO Box 1593, Fairplay, CO 80440 at least 24 hours prior to the Annual meeting. You may use the enclosed, addressed, and stamped envelope.
3. Copy of Final approved budget for 2020-2021.

The Board wants to share with each of you some of our history. Prior to subdividing for Venture 73, the developers were required, by the State of Colorado, to have a State approved water augmentation program in place in order to allow each lot owner the right to have one HOUSEHOLD USE (literally IN-HOUSE) ONLY well permitted and drilled on their lot. The Lower Sacramento Creek Reservoir Company is the means in place to fulfill the augmentation requirements. The Association and volunteer Board exist to see that the legal water obligations are met, thus ensuring that our water rights are maintained. Early in our history, the water bill (due to lack of awareness of requirement) was not paid, and the State of Colorado threatened to issue a cease and desist order for Venture 73 wells, and a threat of refusal to issue future well permits for Venture 73. Owners at that time formed the Association and Board of Directors for the purpose of meeting our water obligations. Venture 73 since then has been in good standing with the Lower Sacramento Creek Reservoir Company and the State of Colorado Division of Water Resources.

All volunteer Board of Director positions will be vacated at our Annual meeting on July 25. As an Owner, are encouraged to serve on the Board and share in the work needed to meet the Venture 73 water obligation. Historically, the responsibility has fallen onto a few. In all fairness, that responsibility belongs to each Venture 73 Owner and should be shared by all.

If you can not attend, please return your proxy in the addressed stamped envelope such that it's received by the Association by 7/24/20 at 5 PM MDT.

Additional information, Covenants, Bylaws, Annual and Board meeting minutes are posted on our Venture 73 website.

Officers are as follows:

Donna Nelson, President
Dave Wilson, Vice President
Mike Dold, Treasurer
Gail Sanville, Secretary
Sharon Dold, Director

Sincerely,
Venture 73 Owners' Association Board of Directors