

NOTICE OF MEETING
for
PHEASANT RIDGE TOWNHOME OWNERS

PURSUANT to those certain Declaration of Covenants, Conditions & Restrictions dated June 24, 2003, which were recorded on June 24, 2003, as Bannock County Recorder's Instrument No. 20316590 (hereafter "CC&Rs"), and any and all Supplements and Amendments thereto, and pursuant to those certain Bylaws of the Pheasant Ridge Homeowners Association, Inc., an Idaho nonprofit corporation, (hereafter "Association") dated January 31, 2023 **NOTICE IS HEREBY GIVEN** to owners of all the units located within the Pheasant Ridge Townhouse Subdivision who by reason of said ownership are members of the Association, **OF THE FOLLOWING:**

THAT a **MEETING** will be held on **THURSDAY, APRIL 4, 2024, at 5:30 PM** at the following location: 158 S Main St, Pocatello, ID, 83204; for the purpose of presenting the past and current state of the Association; Maintenance and financial items will be addressed and reviewed by the Board of Directors; If there are specific items Owners would like to discuss at the meeting, please notify the Board of Directors in writing no later than March 28, 2024 so they may be added to the agenda and addressed appropriately; Please mail requests to PO Box 5546, Chubbuck, ID 83202 or email requests to contactus@rentfivestar.com;

THAT the business that will be transacted at the above-described Meeting will include the nomination by any member of the Association of either themselves or of any other member of the Association to be elected to the Board of Directors for the Association;

THAT upon the closing of the nominations a vote by written ballot shall be held at said Meeting for the election of those members who are nominated to the Board of Directors for the Association;

THAT members of the Association can make nominations and cast their votes at said Meeting by proxy which requires a written statement containing: (1) the name of the member making the proxy nomination or vote; (2) the number of townhouse units and addresses of units owned by said member; (3) the name of the person who is designated as the member's proxy; (4) the date; and (5) the printed name and original signature of the member who is making the proxy; Any proxy statements that are not in writing or that lack those items designated above shall be rejected and said proxy nominations or votes shall not be considered; A template proxy statement is available online at www.rentfivestar.com;

THAT the number of votes each member is entitled to make at said Meeting is exactly equal to the number of Townhouse units that member owns; In the case of multiple ownership of a Townhouse unit those members who jointly own any such Townhouse unit must cast a joint single vote for each such Townhouse unit or such vote shall not be included in the election (i.e. no fractional votes will be counted);

Made this 4th day of January, 2024


TANNER STENQUIST, BOARD MEMBER
PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.