WOODS MANOR HOMEOWNERS ANNUAL MEETING

AGENDA

Woods Manor Clubhouse 1:00 pm \_\_\_\_\_ \_, 2020

Welcome and Introductions

I. Call to Order

II. Establish Quorum

III. Approval of Agenda

IV. Approve July 2019 Annual Meeting Minutes

V. Maintenance Report

a. WMA b. WMI

VI. Financial Report

a. WMA b. WMI c. 2019 Budgets Review

VII. 10 Year Capital Plan

VIII. Time Share Conversion Plan to Whole Ownership Update

IX. Unit & Bldgs. Locks

X. Cable TV & WiFi

XI. Board of Directors Election

XII. Other

a. Breckenridge News

b. 2020 Annual Meeting Date

 XIII. Adjourn

**Woods Manor Homeowners Association July ---- 2020 Breckenridge, Colorado 80424**

Dear Woods Manor Homeowners,

**The 2020 Annual Homeowners Meeting will be held on Saturday, July \_\_\_, 2020, 1:00 PM, in the Woods Manor Clubhouse meeting/party room.**

The Board of Directors will meet before the annual meeting at 10:00 AM in the same location. Board meetings are open to homeowners, please feel free to join us.

The meeting agenda and proxy are included in this mail. **Please mail the completed proxy, even if you are absolutely certain that you will be attending the meeting, to:**

**Woods Manor c/o Wildernest Property Management P.O. Box 1069 Silverthorne, Colorado 80498.**

If you attend the meeting, your proxy will be returned to you.

**Please let us know if you are interested in running for one of two open Board positions.** If you are not able to attend the meeting, it would be helpful for homeowners to know why you are interested in running for the Board, your qualifications and any other information you would like to share. Send your written statement to the address above with your proxy. Copies of your statement will be distributed at the meeting. Homeowners that are interested in running for the Board, and present at the meeting, will be given time to address the homeowners.

At the conclusion of the annual meeting, snacks and beverages will be provided during social time. Your family and guests are invited to join us.

We look forward to seeing you on July \_\_\_, 2020. Safe travels!

**Thank You,**

Woods Manor Board of Directors

**WOODS MANOR CONDOMINIUMS HOMEOWNERS ASSOCIATION Wildernest Property Management BRECKENRIDGE, CO 80424**

**Proxy**

The undersigned, having received the notice of the Woods Manor Annual Homeowners’ Meeting, July \_\_\_, 2020, hereby appoints \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ OR (you may appoint one of the below):

\_\_\_\_\_ Jay Rust, President

\_\_\_\_\_ Chuck Sebald, Vice President / Treasurer

\_\_\_\_\_ Lisa Cobb, Secretary

\_\_\_\_\_ Sandy Hahn Director

\_\_\_\_\_ Julie Peper Director

with full powers of substitution, as his/her/their agent and proxy for the purpose of voting at the annual homeowners’ meeting of the Woods Manor Condominium Association, in all respect as if the undersigned were personally present. The meeting is scheduled on \_\_\_\_\_\_\_day, July\_\_\_, 2020, 1 PM, Woods Manor Clubhouse meeting/party room.

**Attendance by the undersigned at the meeting will automatically revoke this proxy.**

**Mail this proxy to: Woods Manor c/o Wildernest Property Management : P.O. Box 1069 Silverthorne, Colorado 80498**

This proxy must be dated and signed. If joint owners, each must sign personally.

Dated\_\_\_\_\_\_2020

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Owner(s) Unit / Week(s)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Printed Name(s)