

**Woods Manor Homeowners Association  
May 2023  
Breckenridge, Colorado 80424**

Dear Woods Manor Homeowners,

**The 2023 Annual Homeowners Meeting will be held on Saturday, July 8, 2023, 1:00 PM, in the Woods Manor Clubhouse meeting/party room.**

**\*\*New this year\*\*: Please join us in the meeting room for a light brunch and social hour beginning at 12:00 PM before the meeting.**

The Board of Directors will meet before the annual meeting at 10:00 AM in the same location.

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:**

**Sandra Hahn, Secretary, Woods Manor Condominiums HOA  
PO Box 2276  
Breckenridge, CO 80424-2276**

**OR**

**Email scan or photo of proxy to: [hahns@aol.com](mailto:hahns@aol.com)**

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.** Two owners, Ryan Dunn and Kathy Childs, have been assisting the Board and expressed their willingness to continue to serve on the board. If you wish to run but are not able to attend the meeting, it would be helpful for homeowners to know why you are interested in running for the Board and your qualifications. Send your written statement to the address above with your proxy. Copies of your statement will be distributed at the meeting. Candidates for the Board, present at the meeting, will be given time to address the homeowners. We look forward to seeing you on July 8, 2023.

**Thank you,**

Woods Manor Board of Directors

# **WOODS MANOR HOMEOWNERS ANNUAL MEETING AGENDA**

Woods Manor Clubhouse 1:00 pm

July 8, 2023

## Welcome and Introductions

- I. Call to Order
- II. Establish Quorum
- III. Approval of Agenda
- IV. Maintenance report
- V. Approval July 2022 Annual Meeting minutes
- VI. Financial Report
  - a. Capital budget plan
  - b. 2023 budget ratification
- VII. Board member election
- VIII. Other
  - a. Proposed owner committees--Deb
    - i. Landscaping
    - ii. Development of an outdoor gathering area
    - iii. Game room improvement
  - b. Fire mitigation and tree removal
  - c. Unit to unit damage management--Beth
  - d. 2024 annual meeting date
- IX. Adjourn



**WOODS MANOR CONDOMINIUMS HOMEOWNERS 'ASSOCIATION**

**Wilderness Property Management  
BRECKENRIDGE, CO 80424**

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**Proxy Annual Mtg. 2023**

The undersigned, having received the notice of the Woods Manor Annual Homeowners ' Meeting, July 8, 2023, hereby appoints \_\_\_\_\_ **OR**  
you may appoint one of the below:

\_\_\_\_\_ Chuck Sebal, President  
\_\_\_\_\_ Stu Van Anderson, Treasurer  
\_\_\_\_\_ Sandy Hahn, Secretary  
\_\_\_\_\_ Beth Eisenman, Vice President  
\_\_\_\_\_ Deb Frye, 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 Saturday, July 8, 2023, 1:00 PM, Woods Manor Clubhouse meeting/party room.

I will attend the annual meeting \_\_\_\_\_ (please check)

**OR**

I will not be able to attend the annual meeting \_\_\_\_\_ (please check)

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

**Mail this proxy to: Sandra Hahn, Secretary Woods Manor Condominiums HOA  
P.O. Box 2276  
Breckenridge, CO 80424-2276**

**OR attach scan or photo of the completed proxy to our secretary's email:**

**[hahns@aol.com](mailto:hahns@aol.com)**

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

Dated \_\_\_\_\_, 2023

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Owner(s)

Unit

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Print Name(s)