

2026 Annual Meeting of Property Owners Association Vallecito Valley “Second Addition”

Meeting Date: 27 June 2026

Vallecito Valley “Second Addition”

Property Owners Association Annual Meeting Notice

27 May 2026

Dear Property Owners,

The 2026 Annual Meeting of the Vallecito Valley “Second Addition” property owner’s association will be held Saturday, 27 June 2026 starting at 10:30 at 162 Boletus Creek Dr. / Bayfield, CO 81122.

The agenda for the meeting is as follows:

1. Registration/check in
2. Call to Order
3. Potential Presentation from Upper Pine Fire
4. Introductions
5. Proof of Notice of Meeting
6. Establishment of a Quorum
7. Approval of the 2025 POA Minutes
8. Treasurer’s Report
9. ARC Report
10. Election of one Board position
11. Ratification of 2026/2027 Budget
12. Approval of 2026/2027 Assessment
13. Unfinished Business
14. New Business

There are three positions open for a three-year term. The Board welcomes all nominations, including self-nominations. Please let the Board know if you are interested. Only property owners who are current on their assessments are eligible to serve on the Board of Directors and vote (Bylaws Section 2.1(g) and 2.2(t) respectively). John and Karen's terms are up in 2026. Mark is moving out of state this fall, so that will constitute the third opening. Frank and Mike's are up in 2027

If you are unable to attend the Annual Meeting, and have voting rights as noted above, please assign your vote by returning the attached proxy to:

Vallecito Valley II Property Owners Association
PO Box 1566
Bayfield, CO 81122

Alternatively, scanned proxy forms can be returned via email to board@vallecitovale2.com.

Sincerely,

The Vallecito Valley "Second Addition" POA Board of Directors

Notice: A meeting of the Board of Directors immediately following the Annual Meeting will be held to elect officers and address any necessary items brought up at the Annual Meeting.

Vallecito Valley II Property Owners' Association

P.O. Box 1566

Bayfield, CO 81122

Notice of Meeting and Proxy

2026 Annual Meeting for the Vallecito Valley "Second Addition" Property Owners Association, Inc.

The Annual Meeting of the Property Owners Association will be held at 10:30 on 27 June 2026. We encourage you to attend the meeting. If you are unable to attend, please complete the proxy below, sign, date, and return it as soon as possible to the VVII Property Owners Association at the address above. Alternatively, you may give your proxy to a neighbor who will be voting on your behalf. Thank you for your attendance or proxy.

Vallecito Valley "Second Addition"

Board of Directors

Proxy

I/We _____ Owner(s) of Lot(s) _____, hereby designate _____ as my/our Proxy at the 2026 Vallecito Valley "Second Addition" Property Owners Annual Meeting to vote upon any questions that may be brought before the meeting, including the election of Directors.

Signature(s) _____

Date: _____

Proxies are permitted under Section 3.9 (c) of the Association's Bylaws as follows:

Section 3.9 (c): The vote allocated to a Lot may be cast under a proxy duly executed by an Owner. An Owner may revoke a proxy given under this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if not dated or purports to be revocable without notice. A proxy terminates after one year after its date unless it specifies a shorter term.