

# WOODS MANOR HOMEOWNERS ANNUAL MEETING

## AGENDA

Woods Manor Clubhouse

1:00 pm

July 7, 2012

Welcome and Introductions

- I. Call to Order
- II. Establish Quorum
- III. Approval of Agenda
- IV. Approve July 2011 Annual Meeting Minutes
- V. Maintenance Report
  - a. WMA
  - b. WMI
- VI. Financial Report
  - a. WMA
  - b. WMI
  - c. 2012 Budget Review
  - d. Ratify Budget
- VII. Capital Plan Projections
- VIII. Woods Manor Web Site
- VIII. Woods Manor Policies
- IX. Board of Directors Election
- X. Other
  - a. Breckenridge News
  - b. 2013 Annual Meeting Date
  - c.
  - d.
- XI. Adjourn

Woods Manor Condominium Association  
P.O. Box 4863  
Breckenridge Colorado 80424

May 2012

Dear Woods Manor Homeowners,

The 2012 Annual Homeowners Meeting will be held on Saturday, July 7th, at 1:00pm, Woods Manor Clubhouse meeting/party room. The Board of Directors will meet at 12:30pm 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 return the proxy even if you are absolutely certain that you will be attending the meeting. If you attend the meeting, your proxy will be returned to you. Please return the proxy if there is even a slight chance that you will not be able to attend the meeting.

Please let us know if you are interested in running for one of three Board seats that are open this year. 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, and include any other information you would like. Send your information sheet to Four Seasons with your proxy. We will distribute copies of your statement. Those that are interested in running for the Board that will be able to attend the meeting will be given time to address the homeowners at the meeting.

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

We are looking forward to seeing you on July 7th. Safe travels!

Thank you,

Jay H. Rust  
President - WM Board of Directors