

**Woods Manor Homeowners Association
June 2020
Breckenridge, Colorado 80424**

Dear Woods Manor Homeowners,

The 2020 Annual Homeowners Meeting will be held on Saturday, July 11, 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.

Due to COVID-19, gatherings are limited to only 10 attendees, in a group at a time. Thus, there will be multi-scheduled sessions of 1.5hrs each. Please sign the meeting schedule sheet located in the entry of Building B, limited to one homeowner per unit and timeshare week. Fill the first meeting session before signing for the second session. Fill the second before signing for the third.

Please wear your mask.

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 Wilderrest 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 three 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, present at the meeting, will be given time to address the homeowners.

We look forward to seeing you on July 11, 2020. Safe travels!

Stay safe and healthy!

Thank you,

Woods Manor Board of Directors

AGENDA

Woods Manor Clubhouse
1:00 pm

July 11, 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. 2020 Budgets Ratification
- VII. 10 Year Capital Plan
- VIII. Time Share Conversion Plan to Whole Ownership Update
- IX. Board of Directors Election
- X. Other
 - a. Breckenridge News
 - b. 2021 Annual Meeting Date
 - c.
 - d.
- XIII. Adjourn

WOODS MANOR CONDOMINIUMS HOMEOWNERS ASSOCIATION
Wilderness Property Management
BRECKENRIDGE, CO 80424

Proxy

The undersigned, having received the notice of the Woods Manor Annual Homeowners' Meeting, July 11, 2020, hereby appoints _____ OR (you may appoint one of the below):

- ____ Jay Rust, President
- ____ Chuck Sebald, Vice President / Treasurer
- ____ Sandy Hahn 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 11, 2020, 1 PM, Woods Manor Clubhouse meeting/party room.

I will attend the annual meeting _____ (please check)

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

Knowing the number that will attend will help us configure the meeting room space. Thank you!!

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

**Mail this proxy to: Woods Manor c/o Wilderness 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

Owner(s) _____ Unit / Week(s)

Print Name(s)