



Evergreen Valley Timeshare Owners Association
82 Mountain Road, Stoneham, Maine 04231

EVERGREEN VALLEY TIMESHARE OWNERS' ASSOCIATION

Valued EVTOA Owners:

June 27, 2025

Please find attached the official notice and agenda for a special virtual meeting scheduled for July 12, 2025. This meeting will cover two key items: a budget forecast and a discussion regarding roof repairs for the Villa units.

This owner packet includes:

- Official Notice of Special Meeting
- Proxy Form (return by July 9, 2025)
- Official Ballot
- Roof Repair Discussion
- 2025 Budget Reforecast

Please note that owners will be asked to vote on the roof repairs at the meeting.

Work will start in late July if no Owner submits a dispute. Dwight and Sons can start 3 weeks from the date of contract execution. Based on the governing documents, we must submit to a 20-day waiting period, which will expire on 7/9. The Budget forecast can be viewed on <https://evergreenresort.info/budget-and-re-forecast>. Please review the attached budget closely; your input is valued.

In addition to the foregoing, Lemonjuice would like to address and correct some recent misinformation shared among owners regarding Association classification as a Condominium and specific budgetary requirements and processes.

Association Classification

It has been asserted that the Evergreen Valley Inn and Evergreen Valley Villas are part of a Homeowners Association rather than a Condominium Association. This assertion is incorrect. Both Evergreen Valley Inn and Evergreen Valley Villas are clearly and explicitly designated as condominiums in their Restated Declaration of Condominium and the Evergreen Valley Time Share Owners Association Amended Bylaws. The governing documents for Evergreen Valley Inn and Evergreen Valley Villas can be found and reviewed at <https://evergreenresort.info> under the Important Documents on the main page.

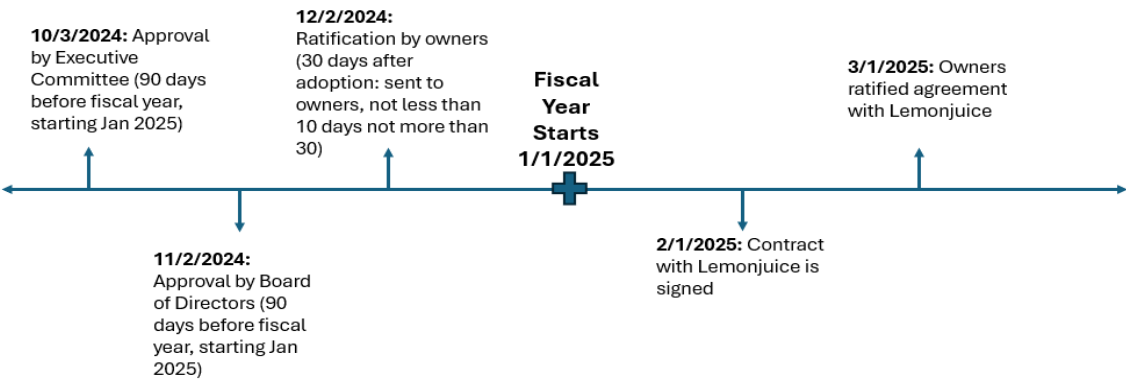
These documents consistently affirm that the properties and the association are governed by the Maine Condominium Act ([33 M.R.S. §1601-101](#) et seq.). While the term "homeowners' association" may have appeared in a casual context, the controlling legal documents and applicable statutes leave no ambiguity: **these condominium properties explicitly are subject to condominium law.**

Specific Budget Requirements and Processes

Once a budget is formally adopted, it serves as the financial framework for the year. While a new forecast may be prepared to reflect updated expectations or circumstances, the original budget itself is not replaced or reissued. This is because the budget adheres to a matching principle: it aligns directly with the invoiced maintenance fees, which in turn match the maintenance fee receivables reflected on the balance sheet. These figures are fixed once invoiced. Adjusting the budget mid-year would disrupt this alignment and result in discrepancies between budgeted and actual figures.

Budget Preparation and Approval Structure

The fiscal year for the Association is the calendar year, unless otherwise determined by the Board of Directors. The budget process follows a specific timeline mandated by our governing documents. First, the Executive Committee prepares all three budget components: the Common Facilities Budget, the Inn Budget, and the Villas Budget. This preparation must be submitted to a vote by the Executive Committee no later than ninety days prior to the commencement of the fiscal year, which occurred on October 3, 2024.



Next, the budget as adopted by the Executive Committee must be submitted to a vote of the Board of Directors no later than sixty days prior to the fiscal year, which occurred on November 2, 2024. Finally, once adopted by the Board, a copy of the budget must be mailed to each relevant owner and submitted for a ratification vote, which occurred on December 2, 2024.

Per MCA §1603-103(c), a summary of the budget must be provided to all unit owners within thirty days after adoption, and a meeting for ratification must be set not less than ten nor more than thirty days after the mailing of the summary. The budget is ratified unless a majority of all unit owners reject it, regardless of whether a quorum is present at the meeting. If rejected, the last ratified budget continues in effect.

It's important to note that the Lemonjuice contract was signed on February 1, 2025, and ratified by owners on March 1, 2025 – 89 days after the budgeting process was completed.

We thank you for your time reviewing these matters and look forward to hearing from you soon.

Sincerely,
Lemonjuice Solutions

NOTICE OF SPECIAL MEETING

EVERGREEN VALLEY TIMESHARE OWNERS' ASSOCIATION

82 Mountain Road, Stoneham, Maine 04231

NOTICE IS HEREBY GIVEN, in accordance with 33 M.R.S. § 1603-108 and Bylaw Art II, §2.2(b), that a Special Meeting ("**Special Meeting**") of the Evergreen Valley Timeshare Owners' Association ("**Association**") will be held on July 12, 2025. This Special Meeting will be conducted via Zoom only, at the time listed below.

DATE: July 12, 2025
TIME: 11:00 AM EST
PLACE: Zoom Only
ZOOM: <https://us06web.zoom.us/j/87437608372?pwd=hKFz2FxXKDBvfoBu9oNpsHSkp1t7py.1>
Meeting ID: 874 3760 8372
Passcode: 342292
One Tap: 1-305-224-1968

The purposes of the Special Meeting are to present the financial report and reforecasting of the receipts and Common Expenses for the Association's preceding fiscal year, to ratify the budget for the current fiscal year as adopted by the Board of Directors, and to conduct such other business as may be required or permitted pursuant to Bylaw Art. II, § 2.2(a)(2).

SPECIFIC AGENDA ITEMS INCLUDE:

1. 2025 Budget Reforecast - Review and discussion of updated financial projections
2. Capital Expenditure Approval - Villa Roof Repairs (\$57,000) requiring approval under Bylaw 5.17.

A quorum of at least five percent (5%) of the total ownership, present in person or by proxy, is required. Matters presented at the Special Meeting will be decided by the affirmative vote of more than fifty percent (50%) of the aggregate votes entitled to be cast by the Members present and voting in person or by proxy.

If you cannot attend in person, you may appoint a proxy in writing as permitted by the Bylaws and 3-B M.R.S. §606. Please complete and return the enclosed Proxy form by July 9, 2025. Any owner who attends may revoke a previously submitted proxy and vote in person.

For more information, please call the Inn at (207) 928-3000. We appreciate your participation in the Association's important business.

Sincerely,
Lemonjuice Solutions

AGENDA

- 1) Call to Order
- 2) Proof of Notice
- 3) Certification of Proxies & Verification of Quorum
- 4) 2025 Budget Reforecast Presentation
- 5) Villa Roof Repairs Capital Expenditure Presentation (\$57,000)
 - Review of Dwight and Sons quote
 - Explanation of assessment allocation
- 6) Questions & Discussion
- 7) **Vote: Budget Reforecast**
- 8) **Vote: Repairs Capital**
- 9) Voting Results
- 10) Other Business (if any)
- 11) Adjourn

PROXY & BALLOT

EVERGREEN VALLEY TIMESHARE OWNERS' ASSOCIATION

82 Mountain Road, Stoneham, Maine 04231

KNOW ALL PERSONS BY THESE PRESENTS: Pursuant to Bylaw Art. II, § 2.2(f) and 13-B M.R.S. § 606, the undersigned Owner(s) of the timeshare estate(s) listed below hereby constitute, appoint, and authorize the Secretary of the Association **OR** the Owner listed below to act as their lawful attorney-in-fact, agent, and proxy with full power of substitution to attend the Special Meeting on 12 July 2025 at 11:00 A.M., and any adjournment thereof, and to vote and act for the undersigned on all matters properly coming before said Special Meeting, including the ballot propositions set forth.

PROXY: _____

This Proxy is valid only for the Special Meeting referenced above (and any proper adjournment) and automatically expires at its final adjournment unless lawfully revoked earlier in writing or by the undersigned's attendance and vote in person.

If you wish to instruct your proxy how to vote, please mark **ONLY ONE** box as "YES" or "NO" for each Proposition. If you leave a Proposition blank, the proxy holder may vote in their discretion on that item. If you do not mark any boxes, this Ballot shall function as a general (discretionary) proxy only.

BALLOT

PROPOSITION 1: The Board of Directors has prepared a reforecast of the 2025 budget to reflect current financial conditions and updated projections. This reforecast adjusts the previously adopted budget to ensure adequate funding for Association operations and reserves. Your vote determines whether to accept these revised financial projections.

ON PROPOSITION 2, I VOTE: ☐ YES ☐ NO ☐ ABSTAIN

PROPOSITION 2: Any capital expenditure exceeding \$30,000 requires Owner approval. The Board seeks authorization for essential roof repairs to Villa Units at a total cost of \$57,000. The cost allocation is as follows:

- Units 6-9: \$6,333.33 per Whole Unit Owner
- Units 1-5: Approximately \$253.33 per Timeshare Unit Owner

This expense shall be assessed exclusively against the affected units as a limited ordinary expense in accordance with the Declaration. Failure to approve may result in continued deterioration and potential emergency repairs at a higher cost.

ON PROPOSITION 2, I VOTE: ☐ YES ☐ NO ☐ ABSTAIN

By signing below, I certify that: (1) I am the owner of record of the timeshare estate identified; (2) I am a Member in good standing with all assessments paid as required by Bylaw Section 2.2(e); (3) I understand this ballot will be counted toward the Special Meeting quorum pursuant to 13-B M.R.S. §604; and (4) if I attend the Special Meeting, any vote cast in person shall supersede this ballot. **This proxy must be signed and dated to be valid.**

TIMESHARE ESTATE/UNIT(S): _____ DATE: _____, 2025

Sign: _____

Sign: _____

Print: _____

Print: _____

To be counted, this Ballot Must be received by 5:00 PM on July 11, 2025. Please return via US mail to 82 Mountain Road, Stoneham, ME 04321, **OR** via email at vote@resortwiz.com.

Evergreen Timeshare Owners Association – Zoom Meeting Decorum

To ensure a smooth and respectful experience during our virtual meetings, we kindly ask all Evergreen owners to observe the following guidelines:

- **Please join the meeting on time** and write your full name in the chat for identification purposes.
- **Keep your microphone muted** until the moderator acknowledges your raised hand during the questions and discussion section of the meeting. This will also help reduce background noise.
- **Enable your camera when possible**, and ensure your background is appropriate and free of distractions.
- **Minimize interruptions** by choosing a quiet location and staying focused on the meeting discussion.
- **Engage respectfully**—both when speaking and when using the chat feature.
- **Please use the “Raise Hand” feature** if you wish to speak during the question and discussion section of the meeting.
- **Submit your questions in the chat**; they will be addressed during the designated questions and discussion portion of the meeting.
- **Do not record or distribute any portion of the meeting** without prior approval from the Association.

Your cooperation helps us maintain a respectful and productive environment for all owners. Thank you!