



May 1, 2009

Dear Neighbors,

Below is the Agenda for the Annual General Meeting of the Owners and Executive Board of the Vista Point Owner's Association. This letter constitutes the required legal notice that the meeting will take place on Saturday, May 16th, 2008 at 9:00 a.m., in the Town Council Chambers in Breckenridge Town Hall located at 150 Ski Hill Road, Breckenridge, CO 80424. Please mark your calendars and make plans to attend.

Proxys

In order to conduct business at our meeting we need to have a quorum of at least 20% of our members. Since we understand that some neighbors may not be able to attend we have included a proxy for you to complete. This will enable the Association to transact business. If you are unavailable that day please complete and return your proxy to the Association office prior to the scheduled meeting. A proxy, similar to a power of attorney, will allow whomever you appoint to act or vote on your behalf. Any specifics, such as a position on an issue, should be included on your proxy.

Our Meeting and Town Clean Up

Since our meeting is being held concurrently with the Town's Annual Spring Clean up. Since we know that neighbors are anxious to participate in this great event we will have bags available earlier in the week on the porch at 35 Rachel Lane. Feel free to grab a bag or two and pick up trash and other debris around the neighborhood. Then leave the bags tied and closed on Reiling Road the morning of Saturday May 16th for the Town to pick up. If other family members are not joining us at the meeting they can also get bags, gloves and supplies at the Gondola parking lots starting at 9 am. At Noon any community members who participated in the clean up are invited to a FREE BBQ at Carter Park. It is a great community get together and not to be missed after the hard work.

AGENDA

**ANNUAL MEETING OF THE MEMBERS OF
THE VISTA POINT OWNERS' ASSOCIATION**

DATE: Saturday, May 16, 2009
TIME: 9:00 am
PLACE: Breckenridge Town Hall – Council Chambers

- 1.
2. Roll Call & Introduction
3. Determination of quorum & statement of compliance of Notice of Meeting
4. Election of meeting Chairperson and Secretary (if desirable)
5. Previous Annual Meeting Minutes review and approval
6. President's Report
7. Financial Report
8. Manager's Report
9. Old Business
 - Developer Transfer Issues
 - Other Old Business
10. New Business
 - 2009 Budget and Reserve Plan Discussion & Ratification
 - Community Clean-Up Date (6/20/09)
 - Corporate Standing
 - Other New Business
8. Adjournment