



March 17, 2010

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, April 3, 2010 at 9:00 am. The meeting will be held in the upstairs meeting rooms at the Stephen C West Ice Arena. 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. While we have made an effort to schedule the meeting over a long weekend so 2nd homeowners could attend we understand that some neighbors may not be able to. For those neighbors 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.

Note on the 2010 budget

The Board of Directors is happy to announce that dues will be staying the same this year. 2 Years ago we had projected increases but due to the fiscal responsibility of the Board and an concerted effort to lower the operating costs for the Association we have been able to maintain our dues at \$105 for Single Family and Duplex Homes and \$200 for Townhomes again for 2010. We also anticipate continuing the work to restore the native landscape here with our June work weekend and BBQ and have budgeted for those events.

AGENDA

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

DATE: Saturday, April 3, 2010
TIME: 9:00 am
PLACE: Steven C West Ice Arena

1. Roll Call & Introduction
2. Determination of quorum & statement of compliance of Notice of Meeting
3. Election of meeting Chairperson and Secretary (if desirable)
4. Previous Annual Meeting Minutes review and approval
5. President's Report
6. Financial Report
7. Manager's Report
8. Old Business
 - Developer Transfer Issues
 - Other Old Business
9. New Business
 - 2010 Budget and Reserve Plan Discussion & Ratification
 - i. Posted on the website at www.vistapointhoa.com
 - Neighborhood Clean up & Work Days
 - Corporate Standing
 - Election for two Board Positions
 - i. Representative for the Town Homes
 - ii. Representative for 2nd Homeowners
 - Other New Business
8. Adjournment
9. A Board of Director Meeting to follow directly after the AGM.