



February 27, 2012

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 Friday, March 16, 2012 at 6:30 pm. The meeting will be held at the Breckenridge Recreation Center in the multipurpose room this year. Please mark your calendars and make plans to attend. In addition to approving the 2012 budget and reserve plan we have one seat up for election.

Proxies

In order to conduct business at our meeting we need to have a quorum of at least 20% of our members. We also understand that some neighbors may not be able to join us and have included a proxy for you to complete. This will enable the Association to transact business and conduct our Board of Directors election. If you are unavailable please complete and return your proxy to the Association to the office by the close of business on Friday the 16th or bring it to the meeting and present it at the start of the 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, or directions for the board of directors should be included on your proxy.

Note on the 2012 budget

The Board of Directors is happy to announce that dues will be staying the same again this year. 4 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, \$200 for Townhomes and \$50 for vacant land for 2011. 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: Friday, March 16, 2012
TIME: 6:30 pm
PLACE: Breckenridge Rec Center – Multipurpose Room

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 –
available at: www.vistapointhoa.com
5. President's Report
6. Financial Report
7. Manager's Report
8. Old Business
9. New Business
 - 2012 Budget and Reserve Plan Discussion & Ratification
 - i. Posted on the website at www.vistapointhoa.com
 - Neighborhood Clean up & Work Days
 - Corporate Standing
 - Election for vacant Board Positions
 - i. Representative for Townhomes
 - Other New Business
 - i. Dates for work days and garage sale
8. Adjournment