



February 26, 2014

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 14th at 6:30 pm. The meeting will be held at the Breckenridge Recreation Center Multipurpose Room. Please mark your calendars and make plans to attend. In addition to approving the 2014 budget and reserve plan we have two seats up for election. One is for full time market homeowner and the second is for the at large seat and may be filled by any neighbor.

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 if desired. 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 noon on Friday the 14th. 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 2013 budget- there is a increase in our dues this year

As we discussed at last year's meeting our operating costs have increased in virtually all categories, including plowing, shoveling, trash removal and pet services. Due to these increases and to fulfill their fiduciary duty the Board of Directors has adopted a budget that will increase dues for all neighbors by \$10 per month for 2014. This is the first increase in dues since 2005. The new dues will be \$115 for Single Family and Duplex Homes, \$185 for Townhomes and \$60 for vacant land. Because the budget will be ratified in March and it is backdated to January, following ratification we will have to make up the \$30 balance in April. Starting in April the new dues will go into effect and all homeowners will also receive a bill for \$30 to make up for the first three months paid at the previous amount.

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

DATE: Friday, March 14th at 6:30 pm
TIME: 6:30 Pm
PLACE: Breckenridge Recreation Center

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
 - 2014 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 Full Time Market Homeowner
 - ii. Representative for At Large Position
 - Other New Business
 - i. Dates for garage sale
8. Adjournment