

VILLAGE LOT OWNERS ASSOCIATION, INC.  
P.O. Box 1307  
Granby CO 80446

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June 6, 2023

Re: 2023 Annual Homeowners Meeting Notice and Agenda.

Dear Membership:

The 2023 Annual Meeting will be on Saturday June 24, from 9:30 AM to 11:00 AM at the Polhamus Park Pavilion in the Granby Town Park, the official address is 0 Jasper Ave. This is a covered outdoor venue with picnic table style seating. You can certainly bring your own chair if you so desire.

**Note Regarding Proxies:** At the last several annual meetings we barely eked out a quorum. This is mostly on account of the fact that for many years a quorum could be obtained with the attendance of just a couple of owners who owned dozens of lots. Over the last two decades this bulk lot representation has been slowly declining thus the bulk lot representation that has played a large role in obtaining a quorum is no longer present. If you are not attending the meeting please fill out and sign the proxy and nominate a fellow lot owner or a board member to represent you. In the next few days please scan and send the proxy to that person and have them bring the proxy to the meeting. Thank you.

AGENDA

- 1- Treasurers report: Copies of financials attached.
- 2- Association Bookkeeping: Discuss pending changes for the HOA's bookkeeping.
- 3- Association's Website & Email: Discuss pending web-maintenance changes.
- 4- Snow Plowing: Possible snow removal changes coming for 2023-2024 season.
- 5- Dust Control: Given the roads within Val Moritz Village are tree lined, many that are now dead, as previously mentioned the goal is to start using a plant based product on the internal roads. Unfortunately the company providing the dust control have had difficulty securing the product. Hopefully by the day of the meeting we will have more information regarding any further dust control efforts pertaining to the internal roads.
- 6- The Bears are busy, and they have done a number on several Hummingbird feeders. Although the Bears have been spotted during the day, for the most part if you bring the feeders in at night that should do the trick.
- 7- Faded Siding and Paint: Discuss the requirement for home exteriors to be maintained.

6- Other Business:

7- Election of Director: Steve Matteson's term is up. Steve indicated he would be interested in staying on the Board. Anyone interested in running for the open board seat please contact a member of the Board.

Current Board: Steve Matteson 303 588-9755. Phillip Martin 970 445-0171.

Bruce Thomasson 970 531-3321. Cliff Foster 303 842-4265.

Rob Baumgarten 303 345-4543.

Sincerely, Board of Directors.