

TERRACES AT MEADOWS RUN  
NOTICE OF MEETING OF MEMBERS

TO THE MEMBERS OF THE TERRACES AT MEADOWS RUN:

This shall serve as formal notice of the Meeting of the Members of the TERRACES AT MEADOWS RUN.

To be held at 12:00 PM MST on Monday, the 17<sup>th</sup> of December 2012 at the Town of Mountain Village Conference room, 455 Mountain Village Blvd, 2<sup>nd</sup> Floor, Mountain Village CO 81435.

Please note that members who are unable to attend in person will be able to attend via an operator-assisted conference call, as follows:

Conference Dial-in Number: 712-451-6000

Participant Access Code to join meeting: 106372#

**Please attend in person, call-in, or send in your Proxy form so that the members of the association can properly conduct their business. Thank you!**

Attached is a Directed Proxy form with space for comments if you are unable to attend either in person or via teleconference.

If you have any questions, please feel free to contact us at:

ASAP Accounting and Payroll Services, Inc.

P.O. Box 2710

Telluride, CO 81435

970-728-6777

Fax# 970-728-6848 Attn: Barrett

[hoa@businessasap.com](mailto:hoa@businessasap.com) or [barrett@businessasap.com](mailto:barrett@businessasap.com)

**DIRECTED PROXY**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint \_\_\_\_\_ (the "Proxy") to act on behalf of \_\_\_\_\_ at the Annual Meeting of 12:00 PM MST on Monday, the 17<sup>th</sup> of December 2012 at the Town of Mountain Village Conference room, 455 Mountain Village Blvd, 2<sup>nd</sup> Floor, Mountain Village CO 81435.

The Proxy shall have full authority to vote upon any and all matters that may be presented at the Meeting, as fully and with the same effect as if the undersigned had been present at the Meeting, except \_\_\_\_\_ and the undersigned hereby ratifies and confirms all that the Proxy may cause to be done by virtue of this instrument.

This Directed Proxy is irrevocable except by actual revocation notice by the undersigned to the Secretary of the Association or to the officer presiding over the Meeting. Unless sooner terminated, this Directed Proxy shall terminate automatically upon the final adjournment of the Meeting.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned has executed this Directed Proxy effective as of this \_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
Signature

Unit/Lot # \_\_\_\_\_

Please Return This Form By:

**5:00 P.M. MST December 16th 2012**

ASAP Accounting & Payroll Services

P.O. Box 2710, 220 E. Colorado Ave. Suite 219

Telluride, CO 81435

Ph (970) 728-6777 Fax (970) 728-6848

E-mail: [hoa@businessasap.com](mailto:hoa@businessasap.com) or [barrett@businessasap.com](mailto:barrett@businessasap.com)

TERRACES AT MEADOWS RUN  
A COLORADO NONPROFIT CORPORATION  
AGENDA FOR MEETING OF MEMBERS

December 17<sup>th</sup> 2012  
12:00-2:00 PM MST

Conference Dial-in Number: 712-451-6000  
Participant Access Code to join meeting: 106372#

Meeting Location: Town of Mountain Village Conference room, 455 Mountain Village Blvd, 2<sup>nd</sup>  
Floor, Mountain Village CO 81435

Order of Business:

- (a) Roll call;
- (b) Proof of notice of meeting;
- (c) Approval of minutes of prior annual meeting;
- (d) Reports of Officers;
- (e) Report from Marcy – Peak Property Maintenance;
- (f) Election of Directors;
- (g) Unfinished Business;
- (h) New Business  
Review and Approve the 2013 Budget

Adjournment of Meeting

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PROPOSED SLATE OF DIRECTORS

Thomas Forman  
Robert Casillas  
Peter Morse

**TERRACES AT MEADOW RUN HOA  
MEETING OF MEMBERS  
TOWN OF MOUNTAIN VILLAGE CONFERENCE ROOM  
DECEMBER 28, 2009, 3:00 PM**

**Roll Call**

Tom Forman called the meeting to order at 3:10 p.m. The recording secretary took a roll call.

Members present: Robert Casillas, Thomas Forman, Doug Young, Peter Morris, Glen Grosslight, Curtis Laub, Peter Morse, Dan Savage, Ramesh Gupta (at 3:45 pm). No proxies were received.

Non members present: March, Peak Properties Management; Linda Levin as recording secretary

**No quorum**

Forman declared that there were 7 units represented at the start of the meeting and, therefore, there was no quorum present.

**Discussion**

There was discussion , but no official action could be taken.

Marcy presented her maintenance report. Foley is keeping an eye on the bulge in the retaining wall and will set up equipment to monitor it over the next few years. There is no immediate need to repair it. Marmots continue to be a problem, but poisoning is not an option. The gaps under the lower decks will be plugged and she will consult with an exterminating company about possibly setting traps. She was directed by the board to put together a plan to deal with the marmots. She gave an update on the driveway. She reported that no capital expenses have been added, but a discussion is needed regarding a painting schedule. The driveway repairs will need to be addressed, as well as boiler repairs. She is proposing an 11% dues increase.

Owners expressed concerns about the following subjects:

- No dogs for renters; number of "strays" appears to have increased.
- Some maintenance items (salt barrels, hoses, old deck tiles) are being stored in owners' garages (Gupta). An email should be sent to see if any owners have extra space available that they are willing to use for HOA storage, and they should be compensated for it.
- Property manager does not have access to all all unit garages and needs to have keys and coes and openers as they are limited common areas;

The budget will be sent out for approval.

The election of directors will have to be done by mail or email.

The meeting was adjourned at 4:15 pm.

## WINTER 2012-2013

# IT IS TIME FOR ANOTHER GREAT SKI SEASON IN THE ROCKIES!

The Board of the Terraces At Meadows Run HOA is very excited to have finished another year of operations at the Terraces and we are glad to report that our homes and properties are in great condition and getting better. Marcy and Peak Properties have been doing a very professional and efficient job at keeping things maintained and operational and we are expecting nothing less in the coming year. Now that Winter is here again we want to remind everyone of the challenges of snow season operations at the Terraces.

- **VOTING** For the last two years we have not had enough Owners vote at the Annual Meeting. Attendance is not mandatory but your vote, especially on the Budget is essential for the proper maintenance and operation of your property. If you cannot attend and cannot teleconference into the meeting please assign your proxy vote to someone you know who will. All of the Board Members are available to serve as your proxy, your vote is necessary. This is a small thing considering the investment you have in your real estate.
- **BOARD MEMBERS NEEDED** For the last several years we have been short by one to two Board Members. The Board has the responsibility of looking out for the well-being of the Terraces and for its long term asset protection. As a Board we do not meet often, but we do have to meet via teleconference sporadically throughout the year to discuss issues that involve maintenance and operational issues. If you care about your investment please volunteer, you will be surprised at how little time it takes to protect what you own.
- **PARKING** regulations will be enforced. As snow accumulates we run into the issue of proper and safe removal. Please make sure to advise guests of the parking regulations and that unauthorized vehicles and those not parked in designated parking spaces are subject to towing at the owners' expense. This has been an ongoing problem especially with those Units that are rented out through Rental/Property Management Companies.

- **DOG** regulations will be enforced. Per the ownership agreements and the Rules and Regulations of the Terraces, only Unit Owners may have dogs in their Units and on the property. Renters and guests are not allowed to have dogs. With the ground frozen and the snow banks built up we continue to have a problem with renters and guests not respecting our property and not cleaning up after their dogs. We have also been having a problem with noise from non-Owner dogs. We are also continuing to see more and more damage from non-Owner dogs in the entries and stairwells. Again this has been an ongoing problem especially with those Units that are rented out through Rental/Property Management Companies.

We look forward to seeing and or hearing from you at the Annual Meeting and on the slopes.

THE BOARD