



Winchester Homeowner Association, Inc.

c/o Colorado Management & Associates, Inc. • 8100 SouthPark Way, A - 5 • Littleton, CO 80120 • 303.730.2200 • Fax 303.730.0953

Notice Mailed 12/12/07

IMPORTANT NOTICE OF MEETINGS

SUBJECT: Annual Homeowners Association Meeting/Board Recall Meeting @ 7:00 p.m.
(Registration at 6:30 p.m); and
Special Assessment Meeting immediately to follow conclusion of Annual Meeting.

DATE: Monday, January 14, 2008

PLACE: Aurora Municipal Building; City Cafe

1. Any new business, which the homeowners wish to have incorporated into the Agenda, must be submitted in writing to Colorado Management by January 11, 2008.
2. **There is one position currently open for Directors.** Additional director positions may become available if directors are removed pursuant to item V below. If you are interested in serving on the Board of Directors, please contact Tanya Grace at 303-468-3716 extension 3120, to be placed on the Ballot, or submit your name by completing the enclosed Nomination Application Form. Nominations will also be taken from the floor at the meeting.
3. If you are unable to attend either meeting, please give your proxy to someone who will be in attendance. If you are uncertain about your proxy appointment, you may designate one of the Board of Directors by inserting the Directors name. Completed proxies may be sent to Colorado Management at 8100 Southpark Way, A-5, Littleton, Colorado 80120, ATTN: Tanya Grace. Blank or unsigned proxies will not be valid.
4. In order to conduct the annual meeting/recall meeting, we need to have at least 13 people present in person or by proxy. To conduct the special assessment meeting we need to have at least 75 people present in person or by proxy. For the special assessment to pass it will require approval of at least 84 homeowners.
5. The purpose of the special assessment is to cover the costs of the repairs from the water main break at Winchester HOA. Special Meeting agenda to be supplied at the time of the meeting.

ANNUAL HOMEOWNER'S MEETING AGENDA:

- I. Check In/Roll Call
- II. Establish Quorum and Notice of Meeting
- III. Approval of January 2007 Annual Meeting Minutes
- IV. Directors Reports
- V. Vote On Removal of Directors
- VI. Election of Directors
- IV. Unfinished Business
- V. New Business
- VI. Adjournment

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PROXY

I, _____ (Owner's name), do hereby constitute and

appoint _____ (or Board of Directors President if left blank) proxy to act as an Agent for me, and in my name, place, and stead, to vote as my proxy at the Annual Meeting and Special Assessment Meeting of Winchester Homeowners Association, Inc. with both meetings to be held on **January 14, 2008** and at all adjournments thereof, with the right to vote and to exercise all the powers that I would possess if personally present.

Homeowner's Signature _____ Homeowners Address _____