

September 8, 2021

**M&H PROPERTY MANAGEMENT AND CONSULTING**  
TOWNHOME/CONDOMINIUM SPECIALISTS

**NOTICE OF THE SECOND ANNUAL MEETING OF  
THE VILLAS OF VICTOR MEADOW ASSOCIATION**

Dear Villas of Victor Meadow Homeowner(s):

This letter provides notice to you of the Annual Meeting of the Villas of Victor Meadow Association to be held Wednesday, September 29, 2021 at the Rice Lake Center of the Public Works Facility located at 6900 137<sup>th</sup> Street in Hugo. The meeting will be conducted under the COVID-19 Guidelines of the City. The meeting will begin at 6:30 P.M. M&H Property Management will begin registering members at 6:15 PM. The purpose of this meeting is as follows:

1. *To elect two (2) members to serve on the Board of Directors*
2. *To transact such other business as may properly be brought before said Meeting.*

In order to conduct the ordinary business of the Association at this meeting, it is required that at least 30% of the total votes of owners be represented either in person or by proxy. If you are unable to attend in person, attached is a proxy form to enable you to be represented and vote in matters presented at this meeting. This Proxy must be delivered by 12:00 Noon, Wednesday, September 29, 2021 to one of the following:

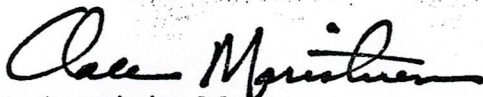
- A) *A neighbor who is attending the Annual Meeting.*
- B) *Delivered or previously mailed to M&H Property Management*

The initial one-year term for Mark Gilbert and Ed McCormick will expire at the annual meeting on September 29<sup>th</sup>. Both Mark and Ed have agreed to run in the election for another term of 2-years.

This Notice includes the following: 1) the Agenda for the second Annual Meeting, 2) Proxy Form and 3) Minutes of the 2020 Annual Meeting and 4) Annual Report.

If you have any questions or comments regarding the enclosed materials please contact me at (651) 780-9872.

Best regards;



Dale Maristuen, Association Manager  
Attachments

**VILLAS OF VICTOR MEADOW ASSOCIATION  
SECOND ANNUAL MEETING OF MEMBERS  
WEDNESDAY, SEPTEMBER 29, 2021**

**A G E N D A**

**REGISTRATION BEGINS AT 6:15 PM**

- 1) Call of Meeting to Order (6:30 PM)
- 2) Proof of Notice of this Annual Meeting
- 3) Roll Call and Establishment of a Quorum
- 4) Annual Report and Financial Review
- 5) Nominations and Election of Board Members
- 6) Unfinished Business
  - A. Declarant's Punch List to Complete Development
- 7) New Business
  - A. Review of the Reserve Study Plan
- 8) Homeowner Input
- 9) Adjournment