

The Falls at Vail Townhome Association

PO Box 1611
Vail, CO 81658

January 27, 2021

To: Falls at Vail Property Owners

From: Kirk Hansen, Manager (303.718.7140) kirkjhansen@msn.com

Re: Notice of 2021 Annual Meeting of Members to be held on **Sunday, February 21st at 5:00 pm MT.**

Via: Zoom Meeting (details forthcoming) or Conference Call (details forthcoming).

Notice is hereby given that the annual meeting of members of the Falls at Vail Townhome Association will be held via a virtual meeting on Sunday, February 21st at 5:00 pm MT.

1. To review the 2020 Year End Financials.
2. To review the 2021 Proposed Budget and Assessments
3. To elect members to the Board of Directors – Directors running for election include:
 - a. Unit 1, John Oenick
 - b. Unit 2, Jeffrey Loehr
 - c. Unit 8, Laura Jane Peto
 - d. Unit 17, Nino Licciardi

Note: The number of Directors elected can be as few as 3 and as many as 5.

4. Enclosed please find the following documents:
 - a. 2021 Proposed Annual Budget
 - b. Balance Sheet as of 12/31/20
 - c. 2020 Operating Fund Budget vs. Actual
 - d. 2020 Capital Reserve Budget vs. Actual
 - e. Certificate of Insurance for the Association 2021
 - f. First Bank of Vail – accounts summary on 01.27.21

If you do not plan to attend the meeting in person and would like to cast your vote at the meeting via proxy, please let me know and I will forward a proxy form to you.