

**Sun River Townhomes Home Owners Association
Annual Home Owner's Meeting
Saturday, June 28, 2008 at 2:00 P. M.**

Meeting Agenda

1. Welcome by President, Mike Cohen:
2. Roll Call/Proxy Count/Quorum (over 20% of ownership):
3. Approval of the June 30, 2007 Annual Meeting Minutes: (copy enclosed)
4. Financial Report:
 - a. 2007 Year-end (12/07) financial reports
 - b. 2008 Year-to-date (5/31/08) financial reports
5. 2009 Operating Budget Proposal
6. Maintenance Report:
 - a. Spring complex report
 - b. Long Term Replacement Reserve Study
7. Old Business:
8. New Business & General Discussion:
9. Election of Directors:
 - Michael Scott – Expires 2008
 - LeRoy Anderberg – Expires 2008
10. Scheduling of 2009 Annual Meeting date:
11. Adjournment:

Will the elected Board member please remain briefly after the meeting for the selection of the Association's officers?

President, Vice President, Secretary & Treasurer

SUN RIVER TOWNHOMES HOMEOWNERS ASSOCIATION

DATE: June 1, 2008
TO: Sun River Townhomes Homeowners
FROM: Condominium Management Company
RE: Annual Homeowners Meeting – Saturday, June 28, 2008

The Annual Meeting for your Association is scheduled for Saturday, June 28, 2008 at 2:00 p.m. It will be held in the CMC Meeting Room located below the CMC front office in Winter Park, Colorado. The meeting will be called to order at 2:00 p.m.

Please fill out the proxy form below and return it to the address indicated if you feel you may not be able to attend the meeting. You may name any homeowner you wish to represent you, as long as that person will be in attendance. Please keep in mind that if you return the proxy without designating a homeowner to represent you (i.e. leaving the designee blank), the proxy is not valid. **IT IS VERY IMPORTANT TO RETURN A PROXY IF YOU FEEL YOU MAY NOT BE ABLE TO ATTEND THE MEETING TO ENSURE A QUORUM WILL PRESENT FOR THE ASSOCIATION TO CONDUCT THE BUSINESS AT THE MEETING.**

SUN RIVER TOWNHOMES HOMEOWNERS ASSOCIATION PROXY FOR VOTING

Let this document serve as official notice that I, _____, Owner of Unit # _____, Sun River Townhomes Homeowners Association, do hereby constitute and appoint, _____, my attorney and agent for me, with full power of substitution, and in my name, place to vote as my proxy at the 2008 Annual Meeting of the Association, according to the number of votes I should be entitled to vote if personally present.

Signed this _____ day of _____, 2008

Signature: _____

A copy of the agenda is enclosed. Please list any issues you would like addressed at the meeting.

Mail to: Condominium Management Company
Attn: Jean Sabourin
Post Office Box 3095
Winter Park, CO 80482
Or Fax to: (970) 726-8004