

Date: September 1, 2009
To: Kings Crossings Condominium Association Owners
From: Condominium Management Company
Re: 2009 Annual Homeowners Meeting

The annual meeting for your Association is scheduled for Saturday, October 3, 2009 at 9:00 am and will be held at in Dee Storer's unit (#5) at Kings Crossing Place.

If you are unable to attend this meeting, please fill out the proxy form below and return it to the CMC office. You may name whomever you wish to represent you, as long as that person will be in attendance. **IT IS IMPORTANT TO SEND A PROXY TO ASSURE A QUORUM AND TO CONDUCT BUSINESS AT THIS MEETING!**

If you have any particular matter you would like included on the agenda, please contact Lizbeth Nabhan at Condominium Management Co. by e-mail at lizbeth@vacationsinc.com or by phone at (800)726-9421. We are looking forward to meeting everyone this year.

PROXY FOR VOTING

Let this document serve as official notice that I, _____,

Owner of Unit # _____, Kings Crossing Place Townhomes, 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 2009 annual meeting of the Association according to the number of votes I should be entitled to vote if personally present.

Signed this _____ day of _____, 2009

Signature: _____

Please list any issues you would like addressed at the meeting: _____

Mail to: Condominium Management Company
Attn: Becky Varga
Post Office Box 3095
Winter Park, CO 80482

Or Fax to Becky at (970) 726-8004

**Kings Crossing Place Townhomes
2009 Annual Meeting
Saturday, October 3, 2009 - 9:00AM
Location: Unit #5 (Dee Storer's Unit)**

AGENDA

1. Call to Order
2. Roll Call/Proxy Count/Quorum (60% of ownership required)
3. Approval of the October 4, 2008 Annual Meeting Minutes
4. Maintenance Update
5. Financial Update:
 - a. Balance Sheet (08/30/09)
 - b. 2009 Year-To-Date Income Statement
6. 2010 Budget Proposal
7. Old Business
8. New Business
9. Election of Board of Directors
 - a. Election to fill 1 expiring term – new term will expire 2012
10. Scheduling of 2010 annual Meeting
11. Adjournment