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**Wooden Canoe
Annual Homeowner Meeting Notice
and
Board of Directors Meeting Notice**

November 30, 2017

Dear Wooden Canoe Homeowners,

This is a notice to inform you of the Annual Wooden Canoe Homeowners Association Meeting to be held on **Thursday, December 28, 2017** in the **Fremont Room at the Summit County Community and Senior Center**, 0083 Nancy's Place, CR 1014 Frisco, CO 80443, at 4:30 p.m. Please find the proposed agenda and a proxy attached. Directly following this meeting will be a Board of Directors Meeting.

Please note that Board President, Charles Williams and Vice-President/Treasurer Paul Lewis will be up for re-election this year. They are interested in remaining on the board, however anyone with an interest in being on the board should let us know.

As of November 13, 2017, Rich James has been appointed to finish Director Betsy Burton's remaining term on the Board.

Please make sure to schedule time for the annual meeting where we will be able to answer questions in person and address any concerns that you may have. If you will be unable to attend please fill out and send in the attached Proxy.

For questions or comments feel free to call our office at (970) 468-0939.

Sincerely,

Michael Reed, President
Reed Property Management, Inc.

2017
Annual Homeowner Meeting of the
Wooden Canoe Homeowners Association

Agenda

1. Call to order, Certification of Proxies
2. Determination of Quorum (20% or 11 of 55)
3. Approval of Minutes of the 2016 Annual Meeting
4. Financial Review
5. Repair and Maintenance Projects for 2018
6. 2018 Budget Review
7. Snow Removal
8. Parking
9. Old Business
10. New Business
11. Set next meeting
12. Election of Board Members
Officers and terms are:

Charles Williams	President	Term Expires 2017
Paul Lewis	VP & Treasurer	Term Expires 2017
Tod Hunt	Secretary	Term Expires 2019
Jim Hafemeister	Member at Large	Term Expires 2018
Rich James	Member at Large	Term Expires 2018
13. Adjournment

2017 Board of Directors Meeting of the Wooden Canoe Homeowners Association

Agenda

1. Call to order
2. Determination of Quorum
3. Approval of minutes from the previous Board of Directors Meeting
4. Water Dance Master Association Review
5. Old Business
6. New Business
7. Election of Officers
8. Set next meeting
9. Adjournment

PROXY

Wooden Canoe Homeowners Association

I, (Print your name) _____, am a member in good standing of Wooden Canoe Homeowners Association under the provisions of the legal instruments of that corporation.

Please Note: Each lot is allocated only one vote. Therefore, **co-owners must coordinate their votes and only return one proxy per lot.**

I grant my proxy to (select only one):

- Charles Williams, President
- Paul Lewis, Vice President
- Tod Hunt, Secretary
- Jim Hafemeister, Board Member
- Rich James, Board Member

- Other

This proxy, which is executed for the 2017 Annual Homeowner Meeting of Wooden Canoe HOA scheduled for December 28, 2017 and all adjournments thereof, carries with it full right to the proxy holders to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting until revoked by me.

Date _____ Signature _____

Lot Number _____

Mailing Address _____

Phone: Home _____ Work _____ Cell _____

E-Mail Address _____

Please Send Proxy to: Wooden Canoe HOA
 C/O Reed Property Management, Inc.
 P.O. Box 3191
 Dillon, Colorado 80435
 Email: ReedProperties.Com@Gmail.Com

Wooden Canoe at Water Dance on Lake Dillon Homeowners Association

Board of Directors Meeting Minutes
December 28, 2017

Call to Order

The Board of Directors meeting of the Wooden Canoe at Water Dance on Lake Dillon Homeowners Association was called to order by Vice President Paul Lewis at 6:15 pm December 28, 2017 at the Summit County Community and Senior Center, Frisco CO.

Determination of Quorum

In attendance were Tod Hunt, Paul Lewis and Rich James. Also in attendance were Mike Reed and Bill Kowalski of Reed Property Management. It was determined that a quorum was present.

Approval of Minutes of Previous Board Meeting

The minutes of the Board of Directors Meeting of December 6, 2017 were previously presented and corrected. Upon motion, duly seconded, the minutes were unanimously approved as modified.

Water Dance Master Association Review

Paul reported on the meeting of the Master Association. There is a difference of opinion with the Townhomes on the necessity of creating separate accounts for the Master Association. Paul is going to meet with their treasurer to discuss this further. Going forward this year, when a bill gets submitted to Mike he will write a check from each Association's account.

The Board will change the date of the next Master Association meeting from October to August.

Old Business

There was no old business that wasn't discussed at the just concluded annual meeting.

New Business

Eric Dahman presented some options based on his research on how the Board might want to deal with the exterior lighting "Dark Sky" issue for those not in compliance with DRC guidelines. There was general discussion and review of the samples of lighting that Eric brought. Rich emphasized that communication with the homeowners will be critical to success on this issue. He suggests letting the owners know what the guidelines are, what options may exist, and that the Board is considering requiring compliance over the coming year.

Election of Officers

Upon motion, duly seconded, the Board voted unanimously as follows: Rich James was elected President; Paul Lewis was elected Vice President/Treasurer; and, Tod Hunt was elected Secretary. Jim Hafemeister and Charles Williams are Board members at large.

Adjournment

There being no further business the meeting was adjourned at 7:00pm.