

POLE CREEK MEADOWS OWNERS ASSOCIATION (PCMOA)
ANNUAL MEETING Agenda, Saturday, Nov 7, 2009
Registration: 3:30 to 4:00 PM, Business Meeting: 4:00 PM

Note: The "discussion" time periods are **only recommended** guidelines proposed in order to cover all items during a reasonable meeting length. Speakers are kindly asked to be **brief, concise and to the point**.

- 1) Call to Order & Certification of a Quorum
- 2) Reading of the minutes of the previous year's Annual Meeting.
- 2) Committee Reports
 - DRC
 - o List of approved Improvements
 - o Non-compliance issues
 - o Discussion (5 min)
 - Water
 - o Water legal work in process to prove due diligence of water right maintenance.
 - o Discussion (5 min)
 - Forestry
 - o MPB status (discussion in New Business)
 - o Clear cutting issue – talk by J. Treiber, Professional Forester (20 min)
 - o Discussion (20 min)
- 3) Old Business
 - Roads Update
 - o Discussion (5 min)
 - Covenant enforcement actions
 - o MPB tree removal
 - o Discussion (5 min)
- 4) Break (10 min) Please return promptly to the meeting.
- 5) New Business
 - Capital Budget presentation
 - o Discussion (5 min)
 - Mtn Pine Beetle fire danger problem
 - o Grand County status
 - o Present association course of action
 - o Discussion (5 min)
 - Proposed Budget presentation
 - o Discussion (10 min)
 - Certification and notification of proxyholders
 - Proxy Vote Items (in proxy order)
 1. Quorum votes (completed)
 2. Board Members
- 6) Vote on ratification of Board's actions since the previous Annual Meeting.
- 7) Adjournment