



Union Creek Townhomes Homeowners Association

Financial Office
Attn: Laurie Miles
P.O. Box 280252
Lakewood, CO 80228-0252
(303) 985-5266
Fax: (303) 985-5681

Property & Homeowner Services
Attn: John Kelley
P.O. Box 3440
Copper Mountain, CO 80443
(970) 968-2318, Ext. 38920
Fax: (970) 968-3183

NOTICE OF ANNUAL MEETING

TO: MEMBERS - Union Creek Townhomes Homeowners Association
FROM: BOARD OF DIRECTORS - Union Creek Townhomes Homeowners Association
DATE: August 7, 2009

In accordance with the Declaration, Articles of Incorporation, and Bylaws of Union Creek Townhomes Homeowners Association, the Board of Directors of the Association hereby notifies the membership that the 2009 Annual Meeting has been called to be held at 5:30pm on Saturday, September 5, 2009 at:

Meeting Location: Jacques Peak Meeting Room, Mountain Plaza, 2nd Floor
Address: 0209 Ten Mile Circle, Copper Mountain, Colorado 80443

The purpose of the meeting is to review the 2008 year-end financials, our operations and conduct any other business brought before the Association by the membership.

If you are unable to attend at the Annual Meeting, please complete the enclosed Proxy and/or ballot and return them by fax to (970) 968-3183, or via the self-addressed envelope if you have received this via mail. Proxies and Ballots must be received no later than 10:00am, September 4, 2009. Proxies received after the start of the meeting will not be counted.

PROXY

KNOW ALL PERSONS BY THOSE PRESENT THAT I, _____, member-owner of UNION CREEK TOWNHOMES HOMEOWNERS ASSOCIATION, a Colorado non-profit corporation, condominium number _____, comprised of door numbers _____, being a member of entitled to vote at the Annual Meeting of members to be held on September 5, 2009, do hereby constitute and appoint the President, or (please print member's name) as my proxy to attend said meeting, or any continuation or adjournment thereof, with full power to vote and act for me in my name, place and stead, in the same manner, to the same extent, and with the same effect that I might if I were personally present at said meeting, giving to such proxies full power of substitution and revocation unless revoked by me in writing and received by the Property Management Company prior to said meeting, or I am personally present.

IN WITNESS WHEREOF, the undersigned has executed this proxy the

_____ day of _____, 2009.

Signature: _____

