



PO Box 66
78884 US Hwy 40
Winter Park, CO 80482
Phone: 970-726-5701

**SOLVISTA RESIDENTIAL ASSOCIATION, INC.
NOTICE OF ANNUAL MEMBER MEETING**

October 18, 2022

Dear Homeowner(s):

Pursuant to the Bylaws of Granby Ranch Residential Association (the "Association"), this is a notice that the Annual Meeting of the Association is scheduled for 4:45 p.m. MT, on Tuesday, November 8, 2022 in the Aspen Meeting Room at the Inn at Silvercreek, Granby, CO (the "Annual Meeting"). The Association will endeavor to make the meeting available by conference call. To join the meeting by conference call please use the below information:

Participant Dial In (Toll Free): 1-877-270-2148
Participant International Dial In: 1-412-902-6510
Please ask to be joined into the Granby Ranch call.

Enclosed are the meeting agenda and a form proxy statement. The enclosed materials, Annual Meeting minutes from November 9, 2021 and the owner information sheet will be emailed to you and posted online at www.granbyranchowners.com, but please let us know if you need any hard copies.

If you would like another person to vote or act at the Annual Meeting on your behalf, you may submit a proxy pursuant to the Association's organizational documents and Colorado statutes. For ease of convenience and without limiting the manner in which you may appoint a proxy, a form proxy statement is enclosed. **Please note that the proxy must be received in the office of Allegiant Management by 11:59 p.m. MT on Monday, November 7, 2022.** The appointed person must attend the meeting for the proxy to be executed. The mailing address for the proxy is:

Granby Ranch Residential Association
c/o Allegiant Management
P.O. Box 66
Winter Park, CO 80482

If you have any questions related to the enclosed information or about the meeting, please feel free to contact us for assistance.

Sincerely,

Timothy P. Hartmann

Timothy P. Hartmann
Owner, Property Manager
970-722-1127
thartmann@allegiantmgmt.com

Debbie Briggs

Debbie Briggs
Assistant Property Manager
970-722-1104
dbriggs@allegiantmgmt.com



**SOLVISTA RESIDENTIAL ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, NOVEMBER 8, 2022 AT 4:45 P.M.
ASPEN MEETING ROOM AT THE INN AT SILVERCREEK, GRANBY CO**

**PARTICIPANT DIAL IN (TOLL FREE): 1-877-270-2148
PARTICIPANT INTERNATIONAL DIAL IN: 1-412-902-6510**

Please ask to be joined into the Granby Ranch call.

Board Members:

Dave Polei: President

Dan Rogers: Vice President

Bob Glarner: Secretary/Treasurer

AGENDA

- Call to Order/Quorum
- Overview of Guidelines for Annual Meeting
- Introduction of Board Members, Allegiant Management and Staff
- Review and Vote to Approve the SolVista Residential Association, Inc. 2021 Annual Meeting Minutes held on November 9, 2021
- Statement Regarding Budget
- Election of Board Members
- Other Business
- Adjourn

FORM PROXY STATEMENT

KNOW ALL MEN BY THESE PRESENT, that I/we, _____ (insert complete full legal name(s) of Unit Owner(s)) being the owner(s) of Unit _____, at _____, located in the County of Grand, State of Colorado, do hereby irrevocably appoint(s) _____ (insert complete full legal name(s) of person appointed as Proxy) to be my/our Proxy, with full power of substitution, in order to represent me/us at the annual meeting of the **SolVista Residential Association Inc.** to be held on Tuesday, November 8, 2022, in Granby, Colorado (the "Annual Meeting"), and vote on my/our behalf as the herein named Proxy shall determine on all issues submitted to vote at this meeting or, in the event a quorum shall fail to attend the Annual Meeting, at such time and place as the adjourned Annual Meeting shall be resumed. This Proxy shall remain in full force and effect until the earlier of (i) my/our revocation of this Proxy by providing actual notice to the person presiding over the Annual Meeting, or (ii) the conclusion of the Annual Meeting. **This proxy is NOT valid unless dated.**

Date _____ Signature of Owner _____ Unit _____

Date _____ Signature of Owner _____ Unit _____

Please return to: Allegiant Management, LLC
P. O. Box 66
Winter Park, Colorado 80482
Phone: 970-722-1104
Fax: 970-726-5949



**SOLVISTA RESIDENTIAL ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, NOVEMBER 9, 2021 AT 5:15 P.M.
ASPEN MEETING ROOM AT THE INN AT SILVERCREEK, GRANBY CO**

Board Members Present: Neil Herzog and Dave Polei. Dan Rogers
Representing Allegiant Management: Tim Hartmann and Debbie Briggs

The meeting was properly noticed via mailing to all Owners and a quorum was noted as being present in person or in proxy with over 10% of the Association requirements.

The meeting was called to order at 5:15 p.m.

Approval of Minutes

David Polei motioned to approve the minutes from the 2020 Annual Meeting. Neil Herzog seconded and the motion passed unanimously.

Financial Report

2022 Zero Budget Ratification

There was no motion to veto the approved 2022 Budget, therefore, it was ratified.

Election of Board Members

Neil Herzog motioned to reelect Neil Herzog, Dave Polei, Dan Rogers to the Board of Directors, Dave Polei seconded, all were in favor and motion passed.

Other Business/Members open forum

With no further business to discuss, the meeting was adjourned at 5:25 p.m.

OWNER INFORMATION SHEET

Please fill out the appropriate information and fax to (970) 726-5949, mail in the enclosed envelope, or email the information to the address below, to ensure that we can contact you with important community updates and notices. Thank you.

Association: SOL VISTA RESIDENTIAL

Unit/Lot/Account #: _____

Name(s) on the Account: _____

Mailing Address: _____

City/State/Zip Code: _____

Home Phone Number: () _____

Work Phone Number: () _____

Cell Number: () _____

Fax Number: () _____

Email Address: _____

Signed: _____

Date: _____

**Allegiant Management, LLC
P. O. Box 66
Winter Park, CO 80482**

**Phone: 970-722-1104
Fax: 970-726-5949
debbieb@allegiantmgmt.com**

***Changing Addresses?
Remember us!***