

**NOTICE OF
SPECIAL MEETING OF THE MEMBERS
(Including PROXY APPOINTMENT FORM)**

**For
THE OWNERS ASSOCIATION OF THE VILLAS AT CHERRY CREEK,¹ INC.**

Date of this Notice: June 9, 2025

The Date and Time of The Meeting

June 20, 2025. Meeting begins at 6:00 p.m.

Place of the Meeting

Villas at Cherry Creek Clubhouse on E. Whitaker Drive, Aurora, CO (lower level)

Item on The Agenda of the Meeting

The purpose of the Special Meeting called by the Member Lot Owners/Homeowners/Trustees pursuant to VCC Bylaws, Section 3.3(b), is to elect three (3) Board of Directors to replace the recalled/removed former Board of Directors, Dennis Pallai, Karen Dever, and Ken Keyghobad, as a result of the Special Meeting of June 2, 2025, held pursuant to section 38-33.3-308(1) of the Colorado Common Interest Ownership Act (CCIOA) and VCC Bylaws, Sections 2.4, Removal of a Director from the Executive Board, and 3.9, Quorum.²

All rights provided under VCC Bylaws, CCIOA, and the Colorado Nonprofit Corporation Act shall apply, including recognition of valid proxy appointments, to meet quorum requirements and to cast votes in the election process. A quorum requires a minimum of forty percent (40%) of the Total Voting Interest in the Association; i.e., persons and proxies. Voting eligibility requires the Lot Owners and Proxy Appointees to be in Good Standing (assessment fees paid up-to-date).

A ballot will be provided at the meeting. Voting by mail or e-mail shall not be allowed.

Additional Information

This Notice is accompanied by a Proxy Appointment Form. If you are unable to attend the Special Meeting on June 20, 2025, please complete the attached Proxy Appointment Form and designate a VCC Lot Owner/Homeowner/Trustee as your Proxy Appointee who will attend the meeting. Your Proxy Appointee must provide your proxy form prior to the meeting by email (mryan@metroproertymgt.com) but no later than the start of the June 20, 2025, meeting to be conducted by Molly Ryan, CEO, Metro Property Management.

Sincerely,
Lot Owners/Homeowners pursuant to VCC Bylaws, Section 3.3(b).

¹ Hereinafter referred to as "VCC."

² "For the purposes of these Bylaws and with reference to 'owners' only, the term 'present' shall include attendance in person or by proxy. . . . Only Lot Owners eligible to vote may case proxies for other Lot Owners and only Lot Owners eligible to vote may be considered 'present.'"