October 26, 2018

Chateau Foret Homeowners Association
3783 South 500 West, Suite 8
South Salt Lake, UT 84115

See Also Association Web-site
Chateau Foret.com
2018 Annual meeting Notice

Dear Homeowner:

The ***Annual Chateau Foret Homeowners Association Meeting*** will be on **Monday, November 26, 2018**, in the Holladay City Offices: 4580 South 2300 East Holladay City, UT 84117 in the Little Cottonwood meeting room (lower level) at **7:00 PM**. ***All Homeowners are encouraged to attend this important meeting. A quorum must be present in person, or by proxy to conduct the business of the Association. This annual meeting is for MEMBERS ONLY.***

The President, Trustees/Officers will report on the Association condition and other pertinent matters. Association Attorney and Accountant will be present. See attached meeting Agenda

See attached Sentry West Insurance Letter describing Association Master Insurance Policies, and Owner responsibility.

The Treasurer will report on the Association's financial condition; review the projected and ***recommended*** 2018-19 Budget, (see attached) and further explain in detail the remaining ***monthly assessment of $200.00 for the 2018-19 operating year.***

If you are not able to attend the meeting in person, please refer to the ***enclosed*** Proxy & Instructions and submit the Proxy as noted therein. For the annual meeting to be valid; a ***Quorum (50%) of Owners must be present***; accounted for in person, or by proxy to conduct the necessary business of the Association and hold the election of three Trustees to the Board. If a quorum is not present, in person or by proxy, at the Annual meeting on November 26, 2018, it will be necessary to hold a second, substitute annual meeting. If necessary; the date, time and place of the substitute annual meeting will be determined and announced at the Annual meeting. There are no further notices or quorum requirements applicable for the substitute annual meeting (see By-Laws Article 2 Section 2.10). The only agenda items at the substitute annual meeting, if it becomes necessary, will be a vote to ratify the proposed 2018-19 budget and to elect three Trustees. For those who attend the Annual meeting, there will be a method to count your votes without the need for you to attend the substitute annual meeting, if it becomes necessary.

You must be an **Owner** to vote, as per the Association By-Laws (Article II Section 2.11) and "***Owners must also be current with all assessments, fines and fees*** to participate in the voting process" as per General Rules (page 2) of the Rules and Regulations.

Three Trustee positions (3 year term) are open for election to the Board this year. The election will be conducted using Roberts Rules and by secret vote and ballot. Well established and experienced Association Members; Drew Sharp, Tamara Buranek and Dean Hardy, have each accepted the nomination to be elected and their names will appear on the pre-printed ballot. There will also be a call for nominees from the floor at the annual meeting. Anyone nominated must be qualified, present and accept the nomination, to be placed on the ballot.

There will be a discussion on the attached 10.04 Use of Units proposed Amendment regarding rental percentage limitation to the CC&R's. This is necessary to keep Association compliant and able to renew the FHA certificate for financing Units. Please review amendment thoroughly and complete the attached Ballot with date, Owner name, and Unit address and vote yes or no, where indicated. Amending the CC&R's requires the affirmative vote of 67% or 96 of the 144 Unit Owners to pass. Each Unit is entitled to ONE vote. If you own multiple Units, please copy Ballot, fill out and vote for each Unit owned. You must return Amendment Ballot(s) filled out to the Association to be counted. You can send in your Amendment Ballot(s) any time prior to the Annual meeting or you can cast your Amendment Ballot at the annual meeting.

If you have any questions, please contact Dave, M&M at 801-566-1411, or Drew Sharp, ***HOA President*** at 801-243-6163.

HOPE TO SEE EACH OF YOU AT THE 2018 ANNUAL MEETING

Chateau Foret Homeowners Association

The Board of Trustees

M&M MANAGEMENT

David E. Matheson
Property Manager

Enclosures

Chateau Foret HOA
Annual Meeting Agenda
November 26, 2018
7:00 PM – 8:30 PM
Holladay City Offices

Sign in - 6:30 PM (exchange proxy for Ballot)

Roll Call – Establish quorum, Call meeting to Order: M&M

President's Report Drew Sharp
Accomplishments during 2017-18 to date

Treasurer's Report Reza Ghazvini
Financial/Budget Report
Ratification of 2018-19 Budget / monthly assessment $200.00

Amendment Discussion: Legal Representative AMP Law

Legal Discussion:

Elections Dave Matheson
Call for nominees for Directors from the floor
Introduction of candidate(s)
Voting by Secret Ballot

While ballots are being tallied general questions may be discussed.

Meeting Notes:

Meeting Adjournment