

November 4, 2024

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

**See Also Association Website**  
Chateauforet.com

**2024 Annual meeting Notice**

Dear Homeowner:

The **Annual Chateau Foret Homeowners Association Meeting** will be held on **Monday, November 18, 2024**, in the Holladay City Library Meeting Room, located at 2150 East Murray Holladay Road, Holladay City, UT 84117 at 7:00 PM. **All Homeowners are encouraged to attend this important meeting. A quorum should 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 Insurance Agent will be present. (See reverse side for meeting Agenda.)

See enclosed Sentry West Insurance Letter describing Association Master Insurance Policies, and Owner responsibility for their individual H-06 Condo Policy. This is a good time to have your personal insurance Agent review any insurance related issues affecting your Unit at Chateau Foret whether you occupy or rent your Unit.

The Financial Report will include a brief review of recommended capital projects from Reserve Analysis, and a report on the Association's financial condition. Please see the enclosed adopted and **recommended** 2024-25 Budget, which will be reviewed at the meeting, as per Amended and restated CC&R's Article 6.1(k) Annual Meeting and Article 7.2 (a,b,c,) Budgets and Annual Assessment. It is proposed by the Board that the **monthly assessment remain at \$220.00 – for the next 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. You must be an **Owner** to vote, as per the Association By-Laws (Article II Section 2.10) 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.

The current carryover Board Members are Dean Hardy and Katina Santamaria. The Board has nominated incumbents Drew Sharp, Tamara Buranek and Steve Aste who have each agreed to serve if elected again for another three-year term and nominees for the (3) three open trustee positions will also be called for from the floor at the annual meeting. Thank you to these Homeowners and Members of the Association who spend countless hours serving you and the Community.

Please remember that you are always welcome to visit the Association Website at **Chateauforet.com** to glean valuable information, review project documents, (including Rules and Regulations) and you may use the "Contact Us" feature to have any related questions addressed. You may also contact Dave Matheson, **Property Manager**, or Jordan Andrews, **On-site Maintenance-Manager** from **M&M Management** at (801) 566-1411, or Drew Sharp, **HOA President** at (801) 243-6163, if you have related questions or concerns you would like to discuss, thank you!

**HOPE TO SEE ALL OF YOU AT THE 2024 ANNUAL MEETING**

**Chateau Foret Homeowners Association**

**M&M MANAGEMENT**

*The Board of Trustees*

*David E. Matheson*

Enclosures