

April 29, 2016

RE: Notice of Annual Meeting
Birch at Streamside Condominium Association

Dear Marriott's StreamSide at Vail Birch Owner:

By now you should have received the 2016 Notice of Annual Meeting of Birch at StreamSide Condominium Association. The Annual Meeting will be held at 1:00 p.m., Mountain time, on May 14, 2016, at Marriott's StreamSide at Vail, Gore Creek Lounge, 2284 South Frontage Road West, Vail, Colorado 81657.

The purpose of the meeting is to review the operations of the Association, conduct any other business which may be presented at the meeting and to consider the following:

- Appointment of Unit Agents
- Election of two (2) members by the Unit Agents each to serve on the Board of Directors for a three-year term

The following Annual Meeting materials are included again for your review:

- **Agenda**
- **Proposals** providing an explanation of the Unit Agent voting issues
- **Candidate Profiles** of the candidates for election to the Board of Directors by the Unit Agents
- **Unit Agent Volunteer Form** allowing Owners to volunteer to represent units in the Birch Building

To make reservations online: [Reserve your special rate for the Birch Annual Meeting](#)

To make a reservation by phone, please call 1-800-845-5279. Please provide the reservation agent the following special rate codes: BAMBAMA (guest room) and BAMBAMB/BAMBAMC (one-bedroom unit)

Reservation start date: May 13, 2016

Reservation end date: May 15, 2016

The last day to book a reservation at the special group rate is May 6, 2016.

If you have any questions regarding the Annual Meeting, please contact David McDaniel, General Manager, by phone at 970-477-5150 or by email david.mcdaniel@vacationclub.com.

Thank you,

David McDaniel

General Manager

Marriott Streamside at Vail

**Birch at StreamSide Condominium Association
2016 Annual Meeting**

May 14, 2016 at 1:00 p.m., Mountain time

Marriott's StreamSide at Vail
(Gore Creek Lounge)
2284 South Frontage Road West
Vail, Colorado 81657

Agenda

- Call to Order
- Election of Chairman
- Establishment of Quorum and Roll Call – Birch Board of Directors and Unit Agents
- Proof of Notice of Annual Meeting
- Appointment of Recording Secretary
- Approval of Agenda
- Approval of 2015 Annual Meeting Minutes
- Appointment of Inspector of Election
 - Nominations of Unit Agents from Floor
 - Nominations of Board of Directors from Floor
 - Tabulation of Votes
- Financial Report
- Resort Operations Report
- Reports of Officers
 - Highland P.U.D. Association Update
 - Birch at Streamside Condominium Association Update
- Voting Results
 - Appointment of Unit Agents
 - Establishment of Unit Agent Quorum
 - Announcement of Two (2) Members by Unit Agents to Board of Directors
- New Business
 - Announcement of 2017 Annual Meeting Dates
- Adjournment

**Birch at StreamSide Condominium Association
2016 Annual Meeting**

Proposals

1. Appointment of Unit Agents

Appoint Owners to represent each of the units in the Birch Building as Unit Agents. Unit Agents represent each of the units in the Birch Building who meet to vote on issues concerning the Association and property. The Unit Agents and Board of Directors of the Association work with the Management Team to ensure that the property and Association are well taken care of at StreamSide. Please complete the enclosed Unit Agent Volunteer Form if you would like to volunteer to be a Unit Agent and return the form to the address provided by May 14, 2016.

2. Election of Two (2) Members by Unit Agents to Board of Directors (Item 2A on your Limited Proxy)

Election of two (2) members by Unit Agents to serve on the Board of Directors for a three-year term. Members will be elected by the Unit Agents by unanimous consent at the Annual Meeting. Plurality voting applies.

**Birch at StreamSide Condominium Association
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Candidate Profiles for the Board of Directors

The candidates are listed in alphabetical order.

Name: Harry F. Bell
Home: Charleston, West Virginia
Occupation: Attorney at Law
Comments: "I have served off and on, for over 10 years, on the Board and am most familiar with the issues facing our resort. My family owns other Marriott properties, in Hawaii and Palm Desert, as well as trust points. As a practicing attorney for over 36 years dealing in complex civil litigation, I bring an analytical and practical perspective to resort ownership and operations. My extensive travel throughout the US and the world has allowed me to experience resorts in numerous locations to better appreciate quality of accommodations and service reflecting the standards needed to remain competitive. I have previously served for over 10 years as Board President on Kiawah Island, South Carolina, a high end resort and residential development there for Mariner's Watch Villa Regime where I regularly dealt with property managers on numerous issues. I am most familiar with the necessary funding to hopefully avoid unanticipated special assessments."

Name: Lynn Bradley
Home: Aurora, Colorado
Occupation: Retired-Clinic Manager
Comments: "My name is Lynn Bradley. I am now retired from working for Physicians as a Clinic Manager. This career lasted 44 years. I served on the Aspen Board along with the HPUD Board. I helped transition to Marriott. It was a great experience and I think I would be a great candidate in helping Birch maintain the Marriott standards. It would be a pleasure to work with the new Birch Board."

Name: Jennifer Nooney Kammerer
Home: Newport Beach, California
Occupation: Director of Finance at Newport Coast Villas (A Marriott Vacation Club Property)
Comments: "I have been an owner at Birch for over 10 years and have worked as a Director of Finance in the hospitality industry for many years. During my tenure in this industry, I have been responsible for the financial management of eighteen resort associations. I hope to provide a valuable resource to the board with my strong understanding of the reserve study process, capital project planning and cash flow funding. I am well versed in the financial reporting process associated with a timeshare resort and appreciate what the annual budget and audit process entails from a Board of Directors perspective. I believe my work experience and financial education would be an asset to the board and it would be my privilege to serve the owners of the Birch Association."

Name: Judy Whitaker
Home: Lafayette, Colorado
Occupation: Real Estate Broker
Comments: "I have been an active board member for the past 9 years. I have tried to keep the cost and expenses associated with the resort operations, which are charged to us as owners, including interior and exterior renovations, within the budget. I will continue to keep the owners issues in the fore-front as the board works to keep the vacation experience enjoyable and our investment viable."