

August 14, 2017

RE: Notice of Annual Meeting
MountainSide Condominium Association, Inc.

Dear Marriott's MountainSide Owner:

The 2017 Annual Meeting of the MountainSide Condominium Association, Inc., will be held at 2:00 p.m., Mountain time, on October 11, 2017, at Park City Marriott, 1895 Sidewinder Drive, Park City, Utah 84060.

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:

- Election of two (2) Members to the Management Committee, each to serve a two-year term

The following Annual Meeting materials are enclosed for your review by clicking on the link below:

- **Agenda**
- **Proposal** to be considered
- **Candidate Profiles** of the candidates for election to the Management Committee
- **Limited Proxy**

This email contains the link to the secure Internet site that will allow you to submit your Limited Proxy electronically and also view the documents related to this meeting. It has confidential information specific to your account and is intended only for the member to whom it is addressed.

If you are unable to attend in person, you may submit your Limited Proxy on-line no later than 11:59 p.m., Eastern time, on October 4, 2017. The Internet procedures are designed to authenticate your electronic submission by use of a personal control number. To submit your proxy via Morrow Sodali's online system, please click on proxyvoting.com/MVCI. At the site, you must enter the following control number: [# to be provided by proxy vendor]. **PLEASE MAKE NOTE OF YOUR CONTROL NUMBER AS THIS INFORMATION IS AVAILABLE ONLY THROUGH MORROW SODALI.**

If you have questions in regards to submitting your Limited Proxy electronically, please contact Morrow Sodali by email at mvci.info@morrowsodali.com.

If you have questions regarding the Annual Meeting, please contact Mark Harney, General Manager, by phone at 435-940-2000 or by email at Mark.Harney@vacationclub.com.

Whether or not you plan to attend the Annual Meeting, I encourage you to submit your Limited Proxy promptly. If the quorum requirement is not met, the Association will incur an additional expense to re-notice Owners in order to obtain the votes required to hold the Annual Meeting. Your vote and participation are important to the Association.

Sincerely,

Jim Phillips

Secretary
MountainSide Condominium Association, Inc.

**MountainSide Condominium Association, Inc.
2017 Annual Meeting**

October 11, 2017 at 2:00 p.m., Mountain time

Park City Marriott
1895 Sidewinder Drive
Park City, Utah 84060

Agenda

- Call to Order
- Establishment of Quorum
- Appointment of Recording Secretary
- Proof of Notice of Annual Meeting
- Approval of the 2016 Annual Meeting Minutes
- Appointment of Inspector of Election
 - Nominations from Floor
 - Tabulation of Votes
- Board of Directors Report
- Resort Operations Report
- Financial Report
 - 2018 Budget and Maintenance Fee
- Voting Results
 - Election of Two (2) Members to the Management Committee
- New Business
 - Announcement of 2018 Annual Meeting Date
 - Lowell Avenue Projects Report
- Adjournment

MountainSide Condominium Association, Inc.
2017 Annual Meeting

Proposal

1. **Election of Two (2) Members to the Management Committee** (Item 2a on your Limited Proxy)
Two (2) Members will be elected to the Management Committee, each to serve a two-year term. See the Candidate Profiles for a summary of the candidates.

MountainSide Condominium Association, Inc.
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Candidate Profiles

Candidates are listed in alphabetical order.

Name:	Don T. Dockstader
Home:	Exton, Pennsylvania
Occupation:	Retired Dentist
Comments:	“My wife and I are pre-construction owners at MountainSide. Park City has been our ‘home’ mountain for over 35 years. Our units are not traded, but used to enjoy the total Park City experience. I have enjoyed the opportunity of serving and representing MountainSide homeowners as a member of Marriott's MountainSide Board of Directors. Working with Mark Harney, the General Manager, the Board of Directors and the outstanding staff at MountainSide has been a rewarding and pleasurable experience. There have been many improvements over the years to MountainSide amenities, guest services and physical plant under the current leadership. This team believes in enhancing and improving the property as their ongoing commitment to excellence for our homeowners and guests. I ask for your continued support for re-election to the Board of Directors.”

Name:	Patti Porter Evans
Home:	Sunnyvale, California
Occupation:	Business Executive
Comments:	“I have a wide range of experience in management, budgeting and working productively on boards/committees. I have 18 years of Mountainside ownership. I will combine my love of the property with a commitment to effectively represent all owners. As we look toward redecorating the villas, I will focus on changes that will be timeless and family friendly. As Vice President of a small corporation, I have jointly owned and managed a business for 35 years. I have a master's degree in Educational Psychology (BYU). My extensive volunteer experience includes: BSA, schools, church, and our city. I have served on several boards and committees, including: Chair of our city's Housing and Human Services Commission, PTA, School Site Council, and Chair of a site planning/advisory committee for Sunnyvale City. As a Mountainside Board Member, I will bring to the table a broad base of understanding, experienced management, leadership and consensus building.”

Name:	Keven Rowe
Home:	Salt Lake City, Utah
Occupation:	Attorney
Comments:	“I continue to feel it is a privilege to serve on the Board of Directors and as president of MountainSide Owner's Association. Each year I learn more about the operations of our resort and the equally important values of maintaining a world-class resort while using every available effort to control each owner's expense of ownership. I have strived to work with our excellent resort management team to ensure our resort is current and well-maintained to provide an enjoyable vacation experience to MountainSide owners. The condition of MountainSide and our high satisfaction survey results are evidence of the quality of our resort and vacation experience. With this said, I also understand the challenges MountainSide owners face in maximizing their vacation investment, both at the resort and within the Marriott timeshare program. If re-elected, I will continue to do my best to serve the interests of our resort owners.”

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Candidate Profiles Continued

Name:	Robert C. Schweitzer
Home:	Boca Raton, Florida
Occupation:	Banking/Investment banking executive
Comments:	“Senior executive financial services industry (Wachovia, 1st Chicago, Barnett banks, Coopers & Lybrand among others). Positions: head of corporate lending/commercial real estate finance, regional president two major regional banks, CEO/chairman community banks. As head of real estate lending, financed many projects including major hotel groups (Hyatt/Pebble Beach/Aspen/et al). President Shay Investment Services, a bank investment advisor/asset management company, and Chairman of its bank. Certified Florida Supreme Court mediator, FINA arbitrator, RE broker. Education: US Naval Academy (BS); University of North Carolina (MBA). Thirty years’ service US Navy Reserves nuclear submarine officer with five reserve command tours. Retired rank CAPTAIN. Board of Directors experience: 4 public companies (PETS/RIBT/AAMC/OMCM), Chairman of three and boards of five private companies. I believe my finance/management/real estate background/15 year ownership would add value in representing the membership and maintaining the investment value of a world class resort.”

Name:	Robert G. Steenblik
Home:	Farmington, Utah
Occupation:	Attorney
Comments:	“As a native Utahn, I am enamored with the mountains. Having worked and lived extensively outside of Utah, Marriott's MountainSide has been a home away from home for my family, and a constant in our vacation plans. I have had the opportunity to represent several real estate investment trusts for many years through my legal work. I understand the keys for continued success in the industry are (1) a great location, (2) an impeccably maintained property and (3) superior customer service. I am dedicated to achieving these objectives, while ensuring our maintenance fees are used wisely and responsibly. I work as a corporate attorney in the solar industry, with a J.D. from Harvard Law School and a B.A. in economics from the University of Utah. I reside with my wife and four children in the greater Salt Lake City area.”

Name:	Frances S. Sutton
Home:	Marietta, Georgia
Occupation:	Marketing and Communications Manager
Comments:	“Since 2000, my husband, a general contractor, and I have been multi-week owners of Marriott Mountainside, St. Kitts, Hilton Head and Marriott Vacation Club Points. We use our weeks and rarely trade them, therefore, I have a vested interest in working with management to insure the integrity and high standards of MountainSide are maintained. I have extensive board management experience as I am the current Chair of the Marietta Housing Authority board, past Chair of Cobb Executive Women and the Board of Trustees of my Church. My work experience includes 21 years in commercial banking, specializing in small business management. I now work as the marketing & communications manager for our local Habitat affiliate. I believe my skills in financial management, fiscal responsibility, general construction management, marketing, public relations and communications will serve as an asset to the board. I will work hard for my fellow Marriott owners.”

APPOINTMENT OF LIMITED PROXY

**MountainSide Condominium
Association, Inc.
2017 Appointment of Limited Proxy**

Date: _____

Owner/Voting Member Signature

(X): _____

Owner/Voting Member Signature

(X): _____

Legal Name:

Note: This Appointment of Limited Proxy must be dated and signed by the owner(s) or the designated voting member for the vote(s) to be counted. Please sign and return your Appointment of Limited Proxy on or before October 4, 2017. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before October 11, 2017.

1. The above signed, as member(s) of **MountainSide Condominium Association, Inc.** (the "Association"), do hereby appoint EITHER (indicate choice by filling in the circle at (1) or (2)):
- (1) **Keven Rowe**, President of the Association, or any officer or director of the Association in attendance he so designates in his absence; **OR**
- (2) _____
(Insert name of individual, who MUST be in attendance at the Annual Meeting in order for your vote(s) to be counted.)

as my true and lawful attorney-in-fact and proxy holder, revoking all previous proxies, to vote in my place and stead on my behalf, as though I myself were present, with power of substitution, at the **Annual Meeting of MountainSide Condominium Association, Inc.**, to be held at 2 p.m., Mountain time, on October 11, 2017, at Park City Marriott, 1895 Sidewinder Drive, Park City, Utah 84060, except that my proxy holder's authority is limited as indicated below.

2. **AGENDA ITEM(S)**. (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST MARK THE CIRCLE(S) PROVIDED BELOW. IF YOU LEAVE ANY ITEM IN THIS SECTION BLANK, YOUR PROXY HOLDER MAY NOT CAST A VOTE ON SUCH ITEM.)
- a. Election of two (2) Members to the Management Committee, each to serve a two-year term. See the Candidate Profiles for a summary of the candidates. Cumulative voting is prohibited. Please vote for no more than two (2) candidates. Selection of more than two (2) candidates will invalidate your vote.
- Don T. Donstaker
 - Patti Porter Evans
 - Keven Rowe
 - Robert C. Schweitzer
 - Robert G. Steenblik
 - Frances S. Sutton

3. **GENERAL POWERS NON-AGENDA ITEM(S).**

You may choose to grant your proxy holder general powers. Please fill in the circle below if you want your proxy holder to vote on other issues which may come up at the meeting and for which a limited proxy is not required.

I authorize and instruct my proxy holder to use his or her best judgment on all matters which properly come up before the meeting and for which a general power may be used.

THIS LIMITED PROXY IS REVOCABLE BY THE OWNER UPON NOTICE TO THE ASSOCIATION, AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF. IN NO EVENT IS THIS LIMITED PROXY VALID FOR MORE THAN ELEVEN (11) MONTHS.