

August 24, 2018

RE: Notice of Annual Meeting
Douglas at StreamSide Condominium Association

Dear Marriott's Douglas at StreamSide Owner:

The 2018 Annual Meeting of Douglas at StreamSide Condominium Association will be held at 1:00 p.m., Mountain time, on September 28, 2018, at Denver Marriott Tech Center (see Reader Board for exact meeting room location), 4900 South Syracuse Street, Denver, Colorado 80237.

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 Board of Directors, each to serve a three-year term

The following Annual Meeting materials are enclosed for your review:

- **Agenda** for the meeting
- **Candidate Profile(s)** of the candidate(s) for election to the Board of Directors
- **Limited Proxy Submission Methods**
- **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 electronically no later than 11:59 p.m., Eastern time, on September 21, 2018. 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 THE INFORMATION IS AVAILABLE ONLY THROUGH MORROW SODALI.**

If you have any questions regarding 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 David McDaniel, General Manager, by phone at 970-477-5150 or by email at david.mcdaniel@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,

Don Grandia

Secretary

Douglas at Streamside Condominium Association

**Douglas at Streamside Condominium Association
2018 Annual Meeting**

September 28, 2018 at 1:00 p.m., Mountain time

Denver Marriott Tech Center
(See Reader Board for exact meeting room location)
4900 South Syracuse Street
Denver, Colorado 80237

Agenda

- Call to Order
- Establishment of Quorum
- Appointment of Recording Secretary
- Proof of Notice of Annual Meeting
- Approval of Agenda
- Approval of 2017 Annual Meeting Minutes
- Appointment of Inspector of Election
 - Nominations from Floor
 - Tabulation of Votes
- Board of Directors Report
- Highland P.U.D. Report
- Resort Operations Report
- Financial Report
 - 2019 Budget and Maintenance Fee
- Voting Results
 - Election of two (2) members to the Board of Directors
- New Business
 - Announcement of 2019 Annual Meeting Date
- Adjournment

**Douglas at StreamSide Condominium Association
2018 Annual Meeting**

Candidates Profile(s)

Candidates listed in alphabetical order.

Name:	Gary Dee
Home:	Cheshire, Connecticut
Occupation:	Medical Doctor
Comments:	“My name is Gary Dee M.D., and I have been practicing radiology in the Connecticut area for over 30 years. I am the President of a group of 35 radiologists with over 350 employees. I oversee the management of 3 hospitals in Connecticut. I have intensive financial and business experience. I have been a Marriott owner for over 30 years. I own 5 properties including the Douglas Building. I am an avid skier and spend 2 to 3 weeks a year at Marriott properties in Vail. I love the property and look forward to helping make it even better.”
Name:	William Felcyn
Home:	Phoenix, Arizona
Occupation:	Retired Business Owner/Educator
Comments:	“Presently own 7 timeshares at various locations. Have owned and enjoyed the Douglas unit for the last 15 years. My many life experiences and a large dose of common sense, these are my main qualifications to serve on the board. I am a regular, simple person who can relate to others to solve problems. If that is what you are looking for, please vote for me. Thanks.”
Name:	Don Grandia
Home:	Colorado Springs, Colorado
Occupation:	Retired, 30-year military career serving in management and financial positions and 8 years as a defense contractor
Comments:	“I have served on the Douglas Board of Directors since 2006. My wife and I own in Douglas and Evergreen and have been staying at StreamSide for over 30 years. I have served as a Highland P.U.D. representative and assisted with the effort to revise the Highland P.U.D. governing documents. I believe my strong financial background has enabled me to address ownership concerns, to include maintenance fee/operating fund/reserve fund issues and will work to preserve Douglas at StreamSide ownership values. I will continue to work to ensure management provides the highest level of service to our owners within financially sound limits.”
Name:	Warren Jacob
Home:	Pacific Palisades, California
Occupation:	Real Estate Attorney
Comments:	“I have served on the Douglas board since 2014. Since that time, we have implemented an agreement with Marriott Vacation Club to reduce our inventory of Association owned units, reduced our bad debt expenses significantly, kept maintenance fees flat over the past three years, just recently completed a major unit refurbishment and, together with the other associations at the resort, undertaken common area improvements to enhance the amenities available to all of our owners and guests. Going forward, we need to continue to work towards a re-unification of Streamside under one flag and one management company and develop a strategic plan to address the changing demographics and vacation preferences of today's owners and guests. With your support, I believe that we can meet these challenges and continue to provide an excellent year-round vacation experience at Douglas at Streamside.”
Name:	Avis Pohl
Home:	Ames, Iowa
Occupation:	Retired Property Manager and Certified Financial Planner
Comments:	“I have been one of the original owners of properties at Streamside at Vail since 1991 and have enjoyed staying in my unit as well as trading it in the Marriott system. While I live in Colorado and worked for The Vanguard Group as a Certified Financial Planner, I purchased several rental properties in Breckenridge and was involved in several HOA Boards. For the past ten years, I was the managing partner of a Real Estate LLC that purchased and leased numerous condos in New York City. I have retired and now have time to serve on the Board.”

Limited Proxy Submission Methods

The accompanying Notice of Annual Meeting describes important issues affecting the Association. To submit your Limited Proxy:

1. By internet

- a. Log onto proxyvoting.com/MVCI, 24 hours a day, seven days a week by the deadline of 11:59 p.m., Eastern time, on September 21, 2018.
- b. Enter the control number that appears on your Limited Proxy.
- c. Follow the simple instructions.

2. By mail

- a. Mark your selections on the enclosed Limited Proxy.
- b. Date and sign your name exactly as it appears on your Limited Proxy.
- c. If you will not be able to attend the Annual Meeting, please appoint a proxy holder to vote on your behalf. You may appoint the designated proxy holder named on your Limited Proxy, or you may write in the name of another person that you wish to act as your proxy holder. The person you designate must be in attendance at the Annual Meeting for your vote to be counted.
- d. Mail the Limited Proxy in the enclosed postage-paid envelope.

LIMITED PROXY

**Douglas at Streamside
Condominium Association
2018 Limited Proxy**

Date Signed: _____

Voting Member Signature

(X): _____

Voting Member Signature

(X): _____

Legal Name:

NOTE: FOR THIS PROXY TO BE VALID, THE PROXY GIVER MUST PROVIDE THE DATE THAT THE PROXY IS GIVEN AND HIS OR HER SIGNATURE. PLEASE SIGN AND RETURN YOUR LIMITED PROXY ON OR BEFORE SEPTEMBER 21, 2018 TO THE SECRETARY OF THE ASSOCIATION. PLEASE NOTE, HOWEVER, THAT VOTES WILL BE COUNTED IF CAST IN PERSON OR OTHERWISE PROPERLY RECEIVED ON OR BEFORE SEPTEMBER 28, 2018.

1. The above signed, as member(s) of **Douglas at Streamside Condominium Association** (the Association), do hereby appoint EITHER (indicate choice by filling in the circle at (1) or (2)):

☐ (1) **Richard Groves**, President of the Association, or any other 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, hereby 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 Douglas at Streamside Condominium Association**, to be held at 1:00 p.m., Mountain time, on September 28, 2018, at Denver Marriott Tech Center (see Reader Board for exact meeting room location), 4900 South Syracuse Street, Denver, Colorado 80237, 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 ISSUE(S), YOU MUST VOTE ON THE ITEMS BELOW. IF YOU LEAVE ANY ITEM(S) IN THIS SECTION BLANK, YOUR PROXY HOLDER WILL NOT CAST A VOTE ON SUCH ITEM(S).)**

a) Election of two (2) members to the Board of Directors, each to serve a three (3) year term. See the Candidate Profile(s) for a summary of the candidates. Please vote for no more than two (2) candidates. Selection of more than two (2) candidates will invalidate your vote.

- ☐ Gary Dee
- ☐ William Felcyn
- ☐ Don Grandia
- ☐ Warren Jacob
- ☐ Avis Pohl

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 (or do not 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. (PLEASE NOTE THAT IF YOU DO NOT MARK ANY CIRCLES IN THIS SECTION 3, YOUR PROXY HOLDER WILL NOT CAST ANY VOTE FOR YOU ON OTHER ISSUES THAT MAY COME UP AT THE MEETING.)

- ☐ I authorize and instruct my proxy holder to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used.
- ☐ I do **NOT** authorize my proxy holder to vote on any other matters (non-agenda items) which properly come before the meeting.

THIS LIMITED PROXY IS REVOCABLE BY THE OWNER, AS PROVIDED FOR IN THE ASSOCIATION'S BYLAWS, 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 11 MONTHS FROM THE DATE OF THIS LIMITED PROXY.