

August 8, 2019

RE: Notice of Annual Meetings
Summit Watch Condominium Owners Association, Inc.
Summit Watch Resort Owners Association, Inc.

Dear Owner:

The 2019 Annual Meetings of Summit Watch Condominium Owners Association, Inc., and Summit Watch Resort Owners Association, Inc., will be held concurrently at 4:00 p.m., Mountain time, on October 11, 2019, at Hyatt Place Park City, 4377 North Highway 224, Park City, Utah 84060.

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

- Election of two (2) Members to the Condominium Owners Association, Inc., Management Committee, each to serve a two-year term
- Election of one (1) Commercial Unit Member to the Condominium Owners Association, Inc., Management Committee, to serve a two-year term
- Election of two (2) Members to the Resort Owners Association, Inc., Management Committee, each to serve a two-year term

The following Annual Meeting materials are available for your review. To view the Annual Meeting materials, click on proxyvoting.com/MVCI and enter the control number below:

- **Proposals** to be considered
- **Candidate Profiles** of the candidates for election to the Management Committees
- **Limited Proxies**

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

If you are unable to attend in person, you may submit your Limited Proxies electronically no later than 11:59 p.m., Eastern time, on October 4, 2019. 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 any questions regarding submitting your Limited Proxies electronically, please contact Morrow Sodali by email at mvci.info@morrow sodali.com.

If you have any questions about your Limited Proxies or the information enclosed, please contact Wendy Carney, General Manager, by phone at 435-647-4019 or by email at wendy.carney@vacationclub.com.

Whether or not you plan to attend the Annual Meetings, we encourage you to submit your Limited Proxies promptly. If the quorum requirements are not met, the Associations will incur an additional expense to re-notice Owners in order to obtain the votes required to hold the Annual Meetings. Your vote and participation are important to the Associations.

Sincerely,

Robert Heagy
Secretary
Summit Watch Resort
Owners Association, Inc.

William Sheeran
Secretary
Summit Watch Condominium
Owners Association, Inc.

**Summit Watch Condominium Owners Association, Inc.
2019 Annual Meeting**

Proposals

1. **Election of two (2) Members to the Management Committee** (Item 2a on your Limited Proxy)
Two (2) Members will be elected to serve on the Condominium Owners Association, Inc., Management Committee, each to serve a two-year term. You are entitled to as many votes as the number of weeks you own, multiplied by the number of Management Committee Members to be elected. Cumulative voting applies. See Candidate Profiles for a summary of the candidates.

Example: Mr. Smith is the Owner of two weeks and is therefore entitled to four (4) votes (number of weeks owned [2] multiplied by [2] the number of Committee Members to be elected). He may cast his votes in any whole number he desires. If he chooses to split his votes between two (2) candidates, he may write in two (2) in the # of votes space next to the name of Candidate A, two (2) in the # of votes space next to the name of Candidate B and zero (0) in the # of votes space next to the name of Candidate C.

Total Votes 4	Candidate A	# of votes:	<u>2</u>
	Candidate B	# of votes:	<u>2</u>
	Candidate C	# of votes:	<u>0</u>

NOTE: THE BOX IN ITEM 2A OF YOUR LIMITED PROXY LABELED “TOTAL VOTES” WILL INDICATE THE TOTAL NUMBER OF VOTES YOU MAY CAST.

2. **Election of Commercial Unit Member to Condominium Owners Association Inc., Management Committee** (Item 2b on your Limited Proxy)
One (1) Commercial Unit Member will be elected to the Summit Watch Condominium Owners Association, Inc., Management Committee. You are entitled to as many votes as the number of weeks you own, multiplied by the number of Commercial Unit Members to be elected.

**Summit Watch Resort Owners Association, Inc.
2019 Annual Meeting**

Proposal

1. **Election of two (2) Members to the Management Committee** (Item 2 on your Limited Proxy)
Two (2) Members will be elected to serve on the Resort Owners Association Inc., Management Committee, each to serve a two-year term. You are entitled to as many votes as the number of weeks you own, multiplied by the number of Management Committee Members to be elected. Cumulative voting applies. See Candidate Profiles for a summary of the candidates.

Example: Mr. Smith is the Owner of two weeks and is therefore entitled to four (4) votes (number of weeks owned [2] multiplied by [2] the number of Committee Members to be elected). He may cast his votes in any whole number he desires. If he chooses to split his votes between two (2) candidates, he may write in two (2) in the # of votes space next to the name of Candidate A and two (2) in the # of votes space next to the name of Candidate B.

Total Votes 4

Candidate A	# of votes:	<u>2</u>
Candidate B	# of votes:	<u>2</u>

NOTE: THE BOX IN ITEM 2 OF YOUR LIMITED PROXY LABELED "TOTAL VOTES" WILL INDICATE THE TOTAL NUMBER OF VOTES YOU MAY CAST.

**Summit Watch Condominium Owners Association, Inc.
2019 Annual Meeting**

Candidate Profiles

Candidates are listed in alphabetical order

Name: William Sheeran
Home: Pittsford, New York
Occupation: Business consultant and Venture Capital Opportunity Evaluations for Fortune 100 Companies
Comments: “After voluntarily turning over the Presidency of the COA Board to give others a leadership opportunity, I would like to continue on the COA Board and contribute my experiences of 20 years at the resort and in a career of senior leadership at major corporations. I am pleased to be working with a great team of Board members and Summit Watch resort management and associates. COA Board effectiveness is reflected in the achievement of resort enhancements and significant control of expenses reflected in your overall maintenance fees and in the recent World Class Resort and General Manager Awards from Marriott Vacation Club. I hope to continue your support.”

Name: Robert Turner
Home: Austin, Texas
Occupation: Retired (Senior Program Manager, International Business Machines)
Comments: “My family and I have owned at Summit Watch for about 15 years now. We love it and spend about 20 days a year in Park City. For the past six, I have been fortunate enough to serve on the Condominium Association Board. As Treasurer, I take pride in several accomplishments: paying off all COA debt, lowering legal expenses, moving the exercise room out of the bowels of the garage, changing auditors (10k annual savings), revising both our Investment Policy and our Rules and Regulations, selecting a new investment advisor (leading to a 54% increase in returns) and working with our commercial owner to create a collaborative environment with all tenants. My current focus is managing our Reserve Funds to insure we have a well maintained and beautiful property. With your support and vote, I would love to continue to steward your interests.”

Name: Thomas Wojcik
Home: New Hyde Park, New York
Occupation: New York City Fire Department (Captain)
Comments: “I have been with the FDNY Search and Rescue for the last 25 years. I am extremely versed in problem solving, thinking on my feet under pressure, and dealing with the general public. I have been an owner at both Mountainside and Summit Watch for the last 25 years. Currently, I own two fixed Presidents weeks, and one winter floating week at Mountainside, 1 week at Summit, and annual vacation club points. My family and I return every Presidents Day with our extended family to both properties, and know most employees by name. I reserve a minimum of 4-6 rooms at Mountainside and 1-2 at Summit. I am confident with knowledge of continually vacationing at these properties and my FDNY experience, I can offer this Board additional man power.”

**Summit Watch Condominium Owners Association, Inc.
2019 Annual Meeting**

Candidate Profile for Commercial Unit Member

Name: Michael Jang

Home: Los Angeles, California

Occupation: Attorney

Comments: "I have the pleasure of representing the new owners of the commercial and retail units at Summit Watch as a member of the Board. I am very excited to be working with the other Board members to continue to address the complex and diverse needs and interests of the owners, tenants, and visitors at Summit Watch. I hope that I can work with each of you to ensure that Summit Watch continues to provide world class services and amenities."

**Summit Watch Resort Owners Association, Inc.
2019 Annual Meeting**

Candidate Profiles

Candidates are listed in alphabetical order

Name: Teresa Alewel
Home: Warrensburg, Missouri
Occupation: Owner, Totally Country Products/Alewe's Country Meats
Comments: "I have been an owner for over 20 years, and during that time have traveled extensively and experienced many of the Vacation Club properties in the United States and beyond. I know the needs of all the various owner types and feel I can provide feedback, insight, and vision for the future of the Summit Watch Property. I spent 26 years in Higher Education Administration and following retirement, joined my husband in our 4th generation (87 year) family business. During my career, I have served and held office on Regional and National Boards, State Leadership Councils, and presented nationally and internationally. I welcome the opportunity to serve the Summit Watch Community and will work diligently to ensure all owners/guests/individuals/families are provided an environment that allows them to create those special memories this property provides my family."

Name: Robert T. Heagy
Home: Ocala, Florida
Occupation: Owner - Ocala Copy Center. Established 1990
Comments: "I am honored to serve as your ROA secretary. My experience including other homeowner and commercial board memberships serve me well in performing this important trust. Improving guest experience and controlling cost are vital concerns. Money management is one of my specialties. With the refurbishment upcoming in 2021, it is important to get the most for our investments. Summit Watch continues to excel in guest satisfaction, outgaining other properties due to the commitment of our General Manager and her staff. I have served as President of Marion Springs Condominium Owners Association, which is a 116 unit Condominium property and President of Boulevard Office Condominium Owners Association, a commercial property in Ocala, Florida. I own 9 Platinum Marriott units in Park City. I am an owner's advocate, always available to every owner. Please attend the owner's meeting or return your proxy."

APPOINTMENT OF LIMITED PROXY

**Summit Watch Condominium
Owners Association, Inc.
2019 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, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before October 11, 2019.

- 1) The above signed, as member(s) of **Summit Watch Condominium Owners Association, Inc.** (the Association), do hereby appoint EITHER (indicate choice by filling in the circle at (1) or (2)):
- (1) **David Fjeldsted**, 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, 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 Summit Watch Condominium Owners Association, Inc.**, to be held at 4:00 p.m., Mountain time, on October 11, 2019, at Hyatt Place Park City, 4377 North Highway 224, Park City, Utah 84060, except that my proxy holder's authority is limited as indicated below.

- 2) **AGENDA ITEMS. (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWNG ISSUES, YOU MUST VOTE ON THE ITEMS BELOW. IF YOU LEAVE ANY ITEMS IN THIS SECTION BLANK, YOUR PROXY HOLDER MAY NOT CAST A VOTE ON SUCH ITEMS.)**
- 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 permitted.

Total Votes	William Sheeran	# of votes: _____
	Robert Turner	# of votes: _____
	Thomas Wojcik	# of votes: _____

- b) Election of one (1) Commercial Unit Member to the Condominium Owners Association, Inc., Management Committee, to serve a two-year term. See Candidate Profile for a summary of the Commercial Unit candidate.

Total Votes

Michael Jang

of votes: _____

- 3) **GENERAL POWERS NON-AGENDA ITEMS.** 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.

APPOINTMENT OF LIMITED PROXY

Summit Watch Resort
Owners Association, Inc.
2019 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, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before October 11, 2019.

- 1) The above signed, as member(s) of Summit Watch Resort Owners Association, Inc. (the Association), do hereby appoint EITHER (Indicate choice by filling in the circle at (1) or (2)):
(1) Ann Hurbanis, President of the Association, Inc., or any other officer or director of the Association in attendance she so designates in her 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 Summit Watch Resort Owners Association, Inc., to be held at 4:00 p.m., Mountain time, on October 11, 2019, at Hyatt Place Park City, 4377 North Highway 224, Park City, Utah 84060, except that my proxy holder's authority is limited as indicated below.

- 2) AGENDA ITEMS. (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWNG ISSUES, YOU MUST VOTE ON THE ITEMS BELOW. IF YOU LEAVE ANY ITEMS IN THIS SECTION BLANK, YOUR PROXY HOLDER MAY NOT CAST A VOTE ON SUCH ITEMS.)

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 permitted. Please vote for up to two (2) candidates.

Table with 3 columns: Total Votes, Candidate Name (Robert T. Heagy, Teresa Alewel), and # of votes.

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.

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