

Durand & Associates
Property Management, Inc., AMO®

February 9, 2012

Members of the Eagle Valley Owner's Association
Woodbury, MN 55129

Dear Homeowner:

A Special Meeting of the Eagle Valley Owner's Association is being called by your Board of Directors on Monday, February 27, 2012, at 7:00 p.m. at Eagle Valley Golf Course Clubhouse, 2600 Double Eagle Lane, Woodbury, MN 55129. Registration will begin at 6:15 p.m.

The specific purpose of this meeting is to hold an election to the following Board positions:

1. The two-year (2) Board of Directors term currently held by Jeff Heinrich.
2. The one-year (1) Board of Directors term currently held by Bill Thom.

No other Association business will be conducted at this meeting.

Why do we need a Special Election?

In the middle of November two of the three Board Members, Tom Laska & Beejay Zager, resigned their positions. The Association Bylaws require a quorum of the Board (at least two) to conduct business. Following the advice of the Association's lawyer the remaining Board Member, Chuck Eckberg, determined that the best course of action to fill the open positions was to hold elections at the December 5, 2011 Annual Meeting, in order to restore the board to full membership at the earliest possible time. At this meeting, homeowner John Showalter, made an objection to holding the elections for the two open positions on the grounds that there was not 15 days notice and that the Proxy Statements did not clearly state that they covered the additional positions being voted on. The decision was made at the meeting to follow the advice of counsel, and the elections proceeded. Jeff Heinrich and Bill Thom were elected, by acclamation, to fill the two-year and one-year terms, respectively.

On December 16, 2011 the Association received a written Notice of Objection and Call for a Special Election from homeowner Tom Laska, citing the same issues raised by Mr. Showalter at the annual meeting. Mr. Laska indicated that if the board didn't hold a new election he was contemplating legal action, perhaps involving other homeowners.

In January, the newly elected Board consulted again with the Association's legal counsel on how to move forward. While counsel felt that the December elections would ultimately be upheld, the Board of Directors decided that, based on residents concerns over the size of previous Association legal bills, we would agree to call for a Special Election.



On February 1, 2012 the Board of Directors officially called for a Special Meeting & Election to be held on February 27, 2012 under Article IV, Section 3 of the Association Bylaws which states:

Article IV, Section 3. Special Meetings. Special Meetings of the Members may be called at any time by the President or the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all the votes of the Membership. The notice of any special meeting shall state the time and place of such meeting and the complete agenda thereof. No business shall be transacted at a special meeting except as stated in the notice.

No business can be transacted legally at a Special Meeting without a quorum of 10% of the members present, either in person or by proxy. The Board of Directors sincerely hopes that all members will be able to attend in person. However, if you cannot attend this important meeting, please complete the enclosed proxy and deliver it to the Secretary of Eagle Valley Owner's Association, in care of Durand & Associates Property Management, Inc., AMO[®], BridgePoint Business Park, 152 Hardman Avenue South, South Saint Paul, MN 55075, or to another owner member or Board Member you wish to designate to vote your proxy, and who will be attending the Special Meeting. You may also fax your proxy to Durand & Associates at: 651-450-4871.

Should any other member of Eagle Valley Owner's Association wish to run for either of these Board of Directors positions, they may do so. A résumé has been included for this purpose. Nominations for these two (2) positions will also be taken up to, and following the meeting agenda on the 27th of February, 2012.

All Eagle Valley Owner's Association members are urged to attend this important meeting. Voting registration will begin at 6:15 p.m. to ensure the establishment of a quorum at the 7:00 p.m. start time.

Sincerely,



Sandra L.R. Durand, CPM[®]

Principal

Durand & Associates Property Management, Inc., AMO[®]
Management for Eagle Valley Owner's Association

W/Enclosures

EAGLE VALLEY OWNER'S ASSOCIATION

*SPECIAL MEETING OF MEMBERS
MONDAY, FEBRUARY 27, 2012*

AGENDA

Special Members Meeting
Eagle Valley Owner's Association

Monday, February 27, 2012
6:15 p.m. – Registration

7:00 p.m. – Meeting Start
Eagle Valley Golf Course Clubhouse
2600 Double Eagle Lane
Woodbury, MN 55129

Presiding Officer: Mr. Chuck Eckberg

- I. Call to Order
- II. Proof of Notice of Meeting
- III. Explanation of Meeting – Board of Directors
- IV. Establishment of a Quorum
- V. Appointment of Inspectors of Election
 - a. Nominations from the floor
 - b. Owner's vote
- VI. Unfinished Business
- VII. New Business
- VIII. Voting Results
- IX. Adjournment

(Agenda may not necessarily follow agenda outline.)

RÉSUMÉ

NOMINATION FOR EAGLE VALLEY OWNER'S ASSOCIATION BOARD OF DIRECTORS

NAME: _____

OWNER OF HOME AT: _____

OWNER AT EAGLE VALLEY HOA SINCE: _____

ASSOCIATION INVOLVEMENT: _____

YOUR GOALS IN BEING AN ASSOCIATION BOARD MEMBER: _____

CAPABILITIES YOU BRING TO THE ASSOCIATION: _____

ADDITIONAL COMMENTS (OPTIONAL): _____

TELEPHONE: _____ **E-MAIL:** _____

Please return your completed resume by February 24, 2012 to Eagle Valley HOA,
C/o Durand & Associates Property Management, Inc., AMO®, BridgePoint Business
Park, 152 Hardman Avenue South, South Saint Paul, MN 55075. Fax #: 651-450-4871.