

**Cinnamon Ridge III HOA  
Annual Members Meeting  
Saturday, June 20, 2026**

May 20, 2026

Dear Cinnamon Ridge III Owner,

Please find enclosed the Annual Meeting notice/proxy form and the Agenda for the Annual Meeting. It is important that you take a moment to complete and return the proxy form. A quorum will be necessary to conduct business, and your proxy will assure enough representation. Please return the proxy, even if you plan to attend, just in case you have a last-minute change in plans.

The Annual Meeting will be June 20, 2026 at 9:00 am. **The meeting will be held via “Zoom” or in person at Dillon Town Hall.**

Post Owner Meeting Social Event:

Back in 2020 we suspended the post Owner Meeting work party. We have received some inquiries whether we were going to bring it back. So, this year we will be once again hold the event but will change the format a little. The emphasis will be a social gathering to meet our fellow owners, probably over pizza, salads, and beverages. Simple small projects will be available for those inclined to get a little exercise. It was also suggested that for anyone who can't participate in person but would like to contribute, they can offer to 'sponsor' some portion of the lunch such as pizza, beverage, etc. Hope to see many of you there!

If you have any questions (to include needing assistance with Zoom), please contact Kathrine Johnson with Summit Resort Group Property Management at 970-468-9137 or by email at [kjohnson@srgsummit.com](mailto:kjohnson@srgsummit.com).

Thank you,

Summit Resort Group Management  
Cinnamon Ridge III Condominium Association Board of Directors

CINNAMON RIDGE III CONDOMINIUM ASSOCIATION  
ANNUAL MEETING NOTICE and PROXY

May 20, 2026

Dear Cinnamon Ridge III Owners,

**Notice of the 2026 Annual Members Meeting**

The Cinnamon Ridge III Homeowner Association Annual Members meeting is scheduled for **Saturday, June 20, 2026, at 9:00 AM at the Dillon Town Hall, located at 275 Lake Dillon Drive, Dillon, CO 80435.** The meeting will be held in person at Town Hall and via Zoom for those who cannot attend in person. As a reminder, there are two (2) Director positions up for election. Please plan to attend this important meeting!

Please return this Proxy by mail, indicating whether you will be attending or not, as we need a quorum to conduct this meeting.

**If you plan to attend, please complete:**

I (we) \_\_\_\_\_ of Unit \_\_\_\_\_ plan to be present at the meeting of the Cinnamon Ridge III Association at 9:00 AM, Saturday, June 20, 2026 via Zoom or in person.

**If you CANNOT attend, please designate your Proxy:**

\_\_\_\_\_ Sorry, I (we) cannot attend. (Please fill out and execute proxy below)

**PROXY**

KNOW ALL MEN BY THESE PRESENT THAT I (WE) \_\_\_\_\_

(Print name here)

OF \_\_\_\_\_ DO HEREBY CONSTITUTE AND APPOINT:

(Your Unit #)

(Print name of another owner or Board Member who will attend the meeting –

Note that Board President will be appointed if no designation is made)

My (our) true and lawful attorney for me (us) in my (our) name, place and stead to vote as my (our) proxy at the meeting of the members of Cinnamon Ridge III Condominium Association, Saturday, June 20, 2026 or at any adjournment thereof, according to the number of votes I (we) should be entitled to cast if there personally present, with full power of substitution, thereby ratifying all that my (our) said attorney, or his/her substitute, may do in my(our) behalf.

Signature/Date /Unit #

PROXY MUST BE RECEIVED NO LATER THAN June 19, 2026 TO:

SUMMIT RESORT GROUP

Attn: Kathrine Johnson

PO BOX 678

Frisco, CO 80443

Or by fax: 970-468-2556

Email : [kjohnson@srgsummit.com](mailto:kjohnson@srgsummit.com)

Current Board members

Mike Black- President

Mike Pedersen- Vice president

Kevin Donofrio- Secretary/ Treasurer

Frederick Davison- Director

Andrew Vest- Director

CINNAMON RIDGE III  
ANNUAL MEMBERS MEETING AGENDA  
JUNE 20, 2026 – 9:00 AM  
Dillon Town Hall & Zoom

- I. CALL TO ORDER
- II. INTRODUCTIONS/ PROOF OF NOTICE / QUORUM
- III. PRESIDENTS REPORT
- IV. REVIEW 2025 ANNUAL MEETING MINUTES
- V. FINANCIALS
  - 2025 YE Review
  - Year to Date Review
  - Reserve Budget Plan
- VI. MANAGING AGENTS REPORT
  - Owner Education
- VII. OLD BUSINESS
  - A. Capital Projects List
    - Approach to Project Funding
- VIII. NEW BUSINESS
  - A. New Dumpster Enclosure Project
  - B. Bikes in Racks Identification Tags
  - C. Revised Unit Modification Request
  - D. Unit Damage Updates
    - Unit D124
    - Units B201 / B101
  - E. Insurance Renewal
- IX. OWNERS FORUM
- X. ELECTION OF DIRECTORS
  - A. Two (2) Director Positions Up for Reelection
- XI. NEXT ANNUAL MEETING DATE
- XII. ADJOURNMENT

**Cinnamon Ridge III  
Annual Members Meeting  
Zoom Link**

May 20, 2026

Dear Cinnamon Ridge III Ownership,

The 2026 Annual Members Meeting will be held on **Saturday, June 20, 2026, at 9:00 am.**  
For those attending via Zoom, please use the following information:

**Topic: Cinnamon Ridge III -Annual Members Meeting June 20, 2026, 9:00 am  
Dillon Town Hall**

**Time: June 20, 2026, 09:00 AM Mountain Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/81580433711?pwd=GojRngJaapyqs1bGBwNuZuPIK53lmT.1>

Meeting ID: 815 8043 3711

Passcode: 814542

---

One tap mobile

+17193594580,,81580433711#,,,,\*814542# US

+16699009128,,81580433711#,,,,\*814542# US (San Jose)

Join instructions

[https://us02web.zoom.us/meetings/81580433711/invitations?signature=DaogMlcMFJEE4xgIRy-Tu2ZNuonLIHK2\\_XNPW0zoT7Q](https://us02web.zoom.us/meetings/81580433711/invitations?signature=DaogMlcMFJEE4xgIRy-Tu2ZNuonLIHK2_XNPW0zoT7Q)

Please contact our office if you have any questions, 970-468-9137 or via email at  
[kjohnson@srgsummit.com](mailto:kjohnson@srgsummit.com)