

CHATEAU MONT CONDOMINIUM UNIT OWNERS ASSOCIATION

HALL ASSOCIATES MANAGING AGENT-- 540-982-0011

P O Box 20468 -- Roanoke, Va., 24018

Chrissy Greene—Vice President of Association Management--e-mail--cgreene@hallassociatesinc.com

ALL OWNERS ARE REQUESTED TO ATTEND THE
ANNUAL UNIT OWNERS ASSOCIATION MEETING AT:

**HALL ASSOCIATES, INC.
2800 KEAGY ROAD
SALEM, VA 24153**

DATE & TIME

Wednesday February 11, 2026 at 10:30 AM

Sign-in will begin at 10:00 AM

AGENDA ITEMS

- Election of Board Members (There is one seat open for election.)
 - One seat is for a full three-year term.
 - Nominations may be taken from the Floor. Current name on the ballot is Lori Baker.
 - Please note, with the change in timing for the annual meeting from November to February going forward, the terms that would have expired in November 2025 will now expire February 2026. The same applies to the terms that would have expired in November 2026 will now expire February 2027 and November 2027 will now expire February 2028.
 - **Please contact management at cgreene@hallassociatesinc.com if you would like to have your name added to the ballot. Individuals may only be nominated if they are either present or have indicated, in writing, that they are willing to serve. Individuals interested in being placed on the ballot for consideration should send a brief bio to management at cgreene@hallassociatesinc.com.**
- 2025 Financial Summary
- Presentation and Approval of the 2026 Budget
- General Discussion

PROXY

Your attendance is greatly needed at the Annual Meeting. However, if you cannot be present, please appoint a Proxy to act on your behalf. Your attendance or proxy is needed to insure a quorum, which is necessary to conduct the meeting.

A PROXY IS INCLUDED WITH THIS NOTICE

Your proxy must be signed, dated and witnessed in order to be valid. If there are multiple owners of a property, all owners of record must sign the proxy in order for it to be valid.

BOARD MEETING

A brief organizational meeting will take place immediately after the meeting for board members to elect officers and set the schedule for the 2026 board meetings. Any owners who wish to remain and observe may do so.

CHATEAU MONT CONDOMINIUMS UNIT OWNERS ASSOCIATION

HALL ASSOCIATES, INC. MANAGING AGENT-- 540-982-0011
P O Box 20468, Roanoke, VA 24018

Chrissy Greene – Vice President of Association Management – cgreene@hallassociatesinc.com
Amanda St. Clair – Association Manager – astclair@hallassociatesinc.com

AGENDA – ANNUAL MEETING

Wednesday, February 11th, 2026
10:30 AM

- I. ROLL CALL (DETERMINE QUORUM, CALL TO ORDER AND INTRODUCTIONS)
- II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
- III. READING OF MINUTES FROM PRECEDING MEETING
- IV. REPORTS OF OFFICERS
- V. REPORTS OF COMMITTEES
 - Financial Report
 - 2026 Budget Review/Approval
- VI. ELECTION OF DIRECTORS
 - Current Board Members

Cheryl Borek	President	2028
Ed Hall	Vice President	2027
Lori Baker	Secretary/Treasurer	2026

Please note, the terms were adjusted for the transition of the annual meeting from November of the previous year to February of the next year. Board terms are for three years each on a staggered schedule. There is one seat up for election at this time. This seat is for a three-year term. There is currently one nominee on the ballot – Lori Baker. The newly seated Board members will elect officers at a brief organizational meeting immediately following the Annual Meeting.

- Appointment of Inspectors of Elections (IF NEEDED)
- VII. UNFINISHED BUSINESS
- VIII. NEW BUSINESS
- IX. ADJOURNMENT



Chateau Mont Condominiums Unit Owners Association

HALL ASSOCIATES, INC MANAGING AGENT (540) 982-0011
P O Box 20468, Roanoke, VA 24018

Chrissy Greene/Director of Association Management – cgreene@hallassociatesinc.com

ANNUAL MEETING MINUTES

October 16, 2024

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cheryl Borek	President	2026
	Bob Kaplan	Vice President	2024
	Lori Baker	Secretary/Treasurer	2025
Others Present:	Chrissy Greene	V. P. of Association Management	

I. ROLL CALL (DETERMINE QUORUM, CALL TO ORDER AND INTRODUCTIONS)

A quorum of a majority was met with 15 owners present and 2 represented by proxy (60%). The meeting was called to order at 11:05 AM.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Proof of notice was established.

III. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Baker) and seconded (Kaplan) to waive the reading of the October 18, 2023 annual meeting and accept as written. Motion passed unanimously.

IV. REPORTS OF OFFICERS

President Borek reported that a new insurance policy has been found, which will reduce the current policy from \$96,000/year to \$54,000/year. As a result of this new policy, there will not be a special assessment needed. President Borek thanked management for their efforts in securing a new policy. The old policy was canceled in September, so the policy will renew next September. The renewal rate is likely to increase.

There were three companies that did an analysis of the roof. All three companies had a similar opinion. If recommended repairs were made, the flat roof is likely to last another 2-3 years or more. The shingle roof is likely to last 5-6 years or more. The decorative shingles are likely to last 20 years or more. All recommended repairs were made.

The dead juniper was removed and sod was installed. TJS Landscaping is coming in mid-November to remove all dead junipers in the back and sod will be installed. The association is hopeful to begin addressing the landscaping on the front of the building in February.

All of the old parking signs were removed and new signage was installed. The handyman also updated the main signage in front of the building.

The elevator was refinished. The outside lights were repaired, as you walk up the walkway.

The exit lights were repaired.

The front of the building was pressure washed.

The trees on the back side of the building will be pruned in February.

The association is getting estimates on re-caulking and painting the dryvit. It has not been done since 2014. The material previously used was Loxon SP, according to Mrs. Hardee.

The outside exit doors were painted and the concrete acid washed.

There was a committee appointed to make recommendations for lighting, paint and carpet for the interior. The association is in the process of these updates. The alcove outside of unit 5004 is set up for owners to review and submit their comments in the box provided. The Board will make the final decision on the design, with the owners' comments taken into consideration.

Annette Hornbeck expressed her appreciation for Mr. and Mrs. Borek and all of their efforts on behalf of the community.

Vice President Kaplan stated that the insurance renewal coming up in September each year will make budgeting significantly easier going forward.

As a reminder, that website was www.chateaumontcondos.com.

V. REPORTS OF COMMITTEES

Financial Report – the financials were reviewed.

Account balances as of 12/31/23 are:

Operating Account	\$ 23,343.54
Operating Reserve Account	\$ 61,485.29
Capital Reserve Account	<u>\$177,706.60</u>
	\$262,535.43

Account balances as of 09/30/24 are:

Operating Account	\$ 25,282.69
Operating Reserve Account	\$ 36,465.77
Capital Reserve Account	<u>\$137,602.69</u>
	\$199,351.15

2025 Budget and Financials Review – The Reserve Study was updated. The proposed budget for 2025 was reviewed and discussed. The budget reflects no increase for 2025. The account balances above reflect all payments having been made to Avis for the conclusion of the leak repairs on the exterior of the building. The Board will determine how to do the interior improvements, which may result in doing one floor at a time in order to avoid any additional special assessments or going below a threshold level in the account. The insurance premium on the old policy was paid in full, which will result in a refund. This refund will be approximately \$22,000. There was an elevator repair of just over \$1,500, half of which will be refunded due to overpayment. The electric bill was unusually low.

Questions were answered regarding specific line items. A motion was made (Garrett) and seconded (Apple) to approve the 2025 budget as presented. Motion passed unanimously.

Mrs. Eckert inquired about some flashing that had blown off the building that has been put in her parking space. President Borek stated that it will be moved. It came off of an open porch. The flashing was installed with a nail gun and it appears to be a very small finishing nail. She believes the nails used to reattach the metal should be larger.

VI. ELECTION OF DIRECTORS

Current Board Members:

Cheryl Borek	President	2026*
Bob Kaplan	Vice President	2024
Lori Baker	Secretary/Treasurer	2025

Board terms are for three years each on a staggered schedule. There are two seats up for election in 2024 – one is for a three-year term and one is for the remaining two years of a three-year term. There is one current nominee, which is Cheryl Borek. The floor was opened to additional nominations. A motion was made by Mr. Greer to nominate Ed Hall to be placed on the ballot. Mr. Hall accepted the nomination. A motion was made

(Garrett) and seconded (Apple) close the floor to nominations and elect Mrs. Borek and Mr. Hall by acclamation. Motion passed unanimously.

The newly seated Board will elect officers at the organizational meeting immediately following the Annual Meeting.

VII. UNFINISHED BUSINESS

General Discussion – President Borek reminded those present to submit their comments on the design in her alcove.

President Borek stated that the most recent storm was a unique storm. There were a couple of areas that got water inside, but they were areas around the stucco/dryvit. That will be addressed by the caulking. The enclosed and open porches are the owner's responsibility. The leaking in the garage appeared to come from an area with the stucco/dryvit that needs to be caulked. Martha Apple asked if the contractor could look at the porches and make a recommendation on repairs, so that owners can contract directly with the contractor for any necessary repairs. Mr. Greer inquired about the openings in the garage ceiling. Management responded that there is a plan for making the exterior repairs, which will be followed by the replacement of the ceiling in the garage.

Mrs. Hardee asked about the dryer vent cleaning. President Borek responded that this will be done in November. She asked about the back steps. President Borek responded that the paint is cracking. It is an actual portion of the landing that appears to be deteriorating. The next project will be painting and then evaluating the stairs.

Linda Vance stated that she has terrible damage in her sunroom. She needs someone to come look at it and look at what needs to be done. President Borek stated that the carpenter will be onsite tomorrow morning at 9 AM. Linda Garrett asked where they should meet and President Borek stated she would bring him to each of their condos after assessing the building.

VIII. ADJOURNMENT

The meeting was adjourned at 11:54 AM.

Balance Sheet

Period = Dec 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	2,184.31
Capital Reserve Account	61,817.98
TOTAL CASH	64,002.29
TOTAL ASSETS	64,002.29
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	617.00
TOTAL LIABILITIES	617.00
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	24,634.13
Initial Funds-Capital Reserve	66,578.35
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	-40,219.24
TOTAL OWNERS EQUITY	63,385.29
TOTAL LIABILITIES & OWNERS EQUITY	64,002.29

Balance Sheet

Period = Dec 2025

Book = Cash : Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	2,184.31
TOTAL CASH	2,184.31
TOTAL ASSETS	2,184.31
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	617.00
TOTAL LIABILITIES	617.00
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	24,634.13
Distribute/Transfer Funds	24,897.33
Ending Owners Equity	-47,964.15
TOTAL OWNERS EQUITY	1,567.31
TOTAL LIABILITIES & OWNERS EQUITY	2,184.31

Budget Comparison Cash Flow

Period = Dec 2025

Book = Cash : Tree = fua_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	15,631.00	15,631.00	0.00	0.00	187,613.34	187,572.00	41.34	0.02	187,572.00
Assessment - Dryer Vent Cleaning	0.00	0.00	0.00	N/A	2,040.00	0.00	2,040.00	N/A	0.00
TOTAL INCOME	15,631.00	15,631.00	0.00	0.00	189,653.34	187,572.00	2,081.34	1.11	187,572.00
OTHER INCOME									
Miscellaneous Income	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
TOTAL REVENUE	15,631.00	15,631.00	0.00	0.00	189,673.34	187,572.00	2,101.34	1.12	187,572.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	1,445.22	500.00	-945.22	-189.04	55,896.58	6,000.00	-49,896.58	-831.61	6,000.00
Exterminating	0.00	55.00	55.00	100.00	750.00	660.00	-90.00	-13.64	660.00
TOTAL REPAIRS & MAINT - GENERAL	1,445.22	555.00	-890.22	-160.40	56,646.58	6,660.00	-49,986.58	-750.55	6,660.00
REPAIRS & MAINT - CONTRACT									
Elevator Inspections	0.00	46.63	46.63	100.00	225.00	560.00	335.00	59.82	560.00
Elevator Preventive Maintenance	0.00	0.00	0.00	N/A	5,511.36	5,408.00	-103.36	-1.91	5,408.00
Elevator Repairs	0.00	55.00	55.00	100.00	12,267.70	660.00	-11,607.70	-1,758.74	660.00
Elevator Telephone	100.67	85.00	-15.67	-18.44	1,152.80	1,020.00	-132.80	-13.02	1,020.00
HVAC Maintenance	453.65	0.00	-453.65	N/A	878.65	850.00	-28.65	-3.37	850.00
HVAC Repair	0.00	25.00	25.00	100.00	119.81	300.00	180.19	60.06	300.00
Fire System Telephone	100.66	85.00	-15.66	-18.42	1,088.68	1,020.00	-68.68	-6.73	1,020.00
Fire Panel Monitoring	0.00	0.00	0.00	N/A	573.44	425.00	-148.44	-34.93	425.00
Fire Code Inspections	0.00	177.12	177.12	100.00	2,281.00	2,125.00	-156.00	-7.34	2,125.00
Fire System Water	0.00	0.00	0.00	N/A	64.40	0.00	-64.40	N/A	0.00
Fire System Repair	0.00	150.00	150.00	100.00	2,264.00	1,800.00	-464.00	-25.78	1,800.00
TOTAL REPAIRS & MAINT - CONTRACT	654.98	623.75	-31.23	-5.01	26,426.84	14,168.00	-12,258.84	-86.52	14,168.00
HOUSEKEEPING									
Cleaning Services	422.02	445.00	22.98	5.16	5,064.24	5,340.00	275.76	5.16	5,340.00
TOTAL HOUSEKEEPING	422.02	445.00	22.98	5.16	5,064.24	5,340.00	275.76	5.16	5,340.00
GROUNDS COSTS									
Snow Removal	1,949.00	150.00	-1,799.00	1,199.33	2,349.00	1,650.00	-699.00	-42.36	1,650.00

Thursday, January 08, 2026

11:31 AM

Budget Comparison Cash Flow

Period = Dec 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Grounds Maintenance	1,437.50	1,383.00	-54.50	-3.94	18,580.00	16,596.00	-1,984.00	-11.95	16,596.00
Landscaping-Misc	0.00	200.00	200.00	100.00	12,073.73	2,400.00	-9,673.73	-403.07	2,400.00
Irrigation	1,227.00	0.00	-1,227.00	N/A	3,625.50	1,400.00	-2,225.50	-158.96	1,400.00
TOTAL GROUNDS COST	4,813.50	1,733.00	-2,880.50	-166.21	36,628.23	22,046.00	-14,582.23	-66.14	22,046.00
UTILITIES									
Electricity	591.26	762.50	171.24	22.46	9,993.17	9,150.00	-843.17	-9.22	9,150.00
Natural Gas	127.48	38.00	-89.48	-235.47	906.43	456.00	-450.43	-98.78	456.00
Water & Sewer	1,023.05	964.88	-58.17	-6.03	10,473.28	11,579.00	1,105.72	9.55	11,579.00
TOTAL UTILITIES	1,741.79	1,765.38	23.59	1.34	21,372.88	21,185.00	-187.88	-0.89	21,185.00
CAPITAL RESERVE EXPENSES									
Capital Rsv - Common Area Decr	0.00	0.00	0.00	N/A	120.37	0.00	-120.37	N/A	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	0.00	N/A	120.37	0.00	-120.37	N/A	0.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	448.00	13.26	2.96	5,216.88	5,376.00	159.12	2.96	5,376.00
Office Expense	0.00	0.00	0.00	N/A	105.72	0.00	-105.72	N/A	0.00
Taxes and Licenses	0.00	0.00	0.00	N/A	474.00	0.00	-474.00	N/A	0.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	4,689.83	4,999.37	309.54	6.19	22,271.82	59,992.00	37,720.18	62.88	59,992.00
Bank Charges	15.00	21.00	6.00	28.57	180.00	252.00	72.00	28.57	252.00
HOA Meetings	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
Legal Fees	630.74	50.00	-580.74	-1,161.48	2,295.99	600.00	-1,695.99	-282.67	600.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	65.00	30.00	-35.00	-116.67	30.00
Tax Return Review	0.00	0.00	0.00	N/A	370.00	375.00	5.00	1.33	375.00
Copies Mailings Postage	54.32	25.00	-29.32	-117.28	603.88	300.00	-303.88	-101.29	300.00
Miscellaneous Expense	193.90	0.00	-193.90	N/A	193.90	0.00	-193.90	N/A	0.00
Amenity Fee	416.00	530.00	114.00	21.51	9,420.18	6,360.00	-3,060.18	-48.12	6,360.00
TOTAL ADMINISTRATIVE COSTS	6,434.53	6,093.37	-341.16	-5.60	41,197.37	73,775.00	32,577.63	44.16	73,775.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	3,700.00	3,700.00	0.00	0.00	44,400.00	44,400.00	0.00	0.00	44,400.00
TOTAL TRANSFER TO RESERVES	3,700.00	3,700.00	0.00	0.00	44,400.00	44,400.00	0.00	0.00	44,400.00
TOTAL EXPENSES	19,012.04	14,915.50	-4,096.54	-27.46	231,856.51	187,574.00	-44,282.51	-23.61	187,574.00
NET INCOME	-3,381.04	715.50	-4,096.54	-572.54	-42,183.17	-2.00	-42,181.17	-2,109,058.50	-2.00
ADJUSTMENTS									

Budget Comparison Cash Flow

Period = Dec 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Association Dues Paid in Advance	0.00	0.00	0.00	N/A	617.00	0.00	617.00	N/A	0.00
Distribute/Transfer Funds	0.00	0.00	0.00	N/A	24,897.33	0.00	24,897.33	N/A	0.00
TOTAL ADJUSTMENTS	0.00	0.00	0.00	N/A	25,514.33	0.00	25,514.33	N/A	0.00
CASH FLOW	-3,381.04	715.50	-4,096.54	-572.54	-16,668.84	-2.00	-16,666.84	-833,342.00	-2.00

Balance Sheet

Period = Dec 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	61,817.98
TOTAL CASH	61,817.98
TOTAL ASSETS	61,817.98
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	-4,760.37
TOTAL OWNERS EQUITY	61,817.98
TOTAL LIABILITIES & OWNERS EQUITY	61,817.98

Cash Flow Statement

Period = Dec 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	67.44	0.00	1,879.38	0.00
Capital Reserve Funds	3,700.00	0.00	44,400.00	0.00
TOTAL OTHER INCOME	3,767.44	0.00	46,279.38	0.00
TOTAL REVENUE	3,767.44	0.00	46,279.38	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Painting	0.00	0.00	18,985.00	0.00
Capital Rsv - Other	0.00	0.00	1,709.57	0.00
Capital Rsv - Fire/Security Panel	0.00	0.00	2,658.76	0.00
Capital Rsv - Garage Doors	0.00	0.00	8,824.34	0.00
Capital Rsv - Grounds Improv	965.00	0.00	12,765.00	0.00
Capital Rsv - Common Area Decr	376.80	0.00	8,219.20	0.00
Capital Rsv - Walkway Repair	0.00	0.00	14,998.00	0.00
Capital Rsv - Trim	0.00	0.00	9,780.14	0.00
Capital Rsv - Flooring	0.00	0.00	2,600.00	0.00
Capital Rsv - Lighting	0.00	0.00	9,780.14	0.00
Capital Rsv - Carpet/Flooring	0.00	0.00	34,907.74	0.00
TOTAL CAPITAL RESERVE EXPENSES	1,341.80	0.00	125,227.89	0.00
ADMINISTRATIVE COSTS				
Bank Charges	0.00	0.00	10.00	0.00
TOTAL ADMINISTRATIVE COSTS	0.00	0.00	10.00	0.00
TOTAL EXPENSES	1,341.80	0.00	125,237.89	0.00
NET INCOME	2,425.64	0.00	-78,958.51	0.00
ADJUSTMENTS				
Capital Reserve Account	-2,425.64	0.00	77,713.37	0.00
TOTAL ADJUSTMENTS	-2,425.64	0.00	77,713.37	0.00
CASH FLOW	0.00	0.00	-1,245.14	0.00
Period to Date				
Capital Reserve Account	59,392.34	Beginning Balance	61,817.98	Difference
Total Cash	59,392.34			2,425.64
Year to Date				
Capital Reserve Account	139,531.35	Beginning Balance	61,817.98	Difference
Total Cash	139,531.35			-77,713.37

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Chateau Mont Operating Budget Final 2026

Account	
Name	

REVENUE

Association Dues	198,828
TOTAL REVENUE	198,828

EXPENDITURES

REPAIRS & MAINT - GENERAL

Repairs & Maintenance	8,836
Exterminating	936
Insurance Claims - Repairs	0
Building Supplies	0
TOTAL REPAIRS & MAINT - GENERAL	9,772

REPAIRS & MAINT.-CONTRACT

Elevator Inspections	640
Elevator Preventive Maintenance	5,952
Elevator Repairs	948
Elevator Telephone	1,164
HVAC Maintenance	892
HVAC Repair	78
Fire System Telephone	1,236
Fire Panel Monitoring	468
Fire Code Inspections	3,267
Fire System Repair	1,404
TOTAL REPAIRS & MAINT-CONTRACT	16,049

HOUSEKEEPING

Cleaning Services	6,000
TOTAL HOUSEKEEPING	6,000

GROUNDS COSTS

Snow Removal	600
Grounds Maintenance	17,256
Landscaping - Misc	2,700
Irrigation	542
TOTAL GROUNDS COST	21,098

UTILITIES

Electricity	9,840
Natural Gas	612

Water & Sewer	11,616
TOTAL UTILITIES	22,068
ADMINISTRATIVE COSTS	
Management Fees	6,000
Professional Fees	0
Website	250
Insurance	59,119
Bank Charge	192
UOA Meetings	0
Legal Fees	600
Registration & Annual Report Fees	75
Tax Return Review	400
Copies Mailings Postage	324
Amenity Fee	6,780
TOTAL ADMINISTRATIVE COSTS	73,740
TRANSFER TO RESERVES	
Transfer to Capital Reserve Fund	50,100
Transfer to Operating Reserve Fund	0
TOTAL TRANSFER TO RESERVES	50,100
TOTAL EXPENDITURES & TRANS	198,827
NET INCOME/CASH FLOW	1

DESIGNATED PROXY

Chateau Mont Condominium Unit Owners Association

Proxy for Annual Meeting of Unit Owners to be held

Wednesday, February 11th, 2026 at 10:30 AM

The undersigned hereby appoints _____ with full power of substitution, proxy to vote on behalf of the undersigned at the Annual Meeting of the homeowners of the association to be held at the date above and at any and all adjournments thereof based on the vote designated below:

Board of Directors (please select one):

Lori Baker

2026 Budget:

In Favor

Opposed

Signature

Unit #

Date

Signature

Unit #

Date

**A WITNESS IS REQUIRED TO MAKE THE ABOVE REVOCABLE PROXY VALID.
Proxy must be signed by all owners of record and witnessed in order to be valid.**

By signing below I acknowledge that I witnessed the above signature/s:

Witness's Printed Name: _____

Witness's Signature: _____ Date: _____

Witness's Address: _____
House Number & Street

City, State and Zip _____