

Annual Homeowners Association Meeting

Date: Monday, 11 May, 2026; 6:30 pm to 8:30 pm

**We will be holding this meeting at Cottonwood Creek Assisted Living
1245 E Murray Holladay Rd
MillCreek, UT, 84117**

NO PARKING at the Assisted Living Center!!

- It is within walking distance for most
- Parking is available across the street at the Bank & LDS Church

1. Call to Order
2. Determination of Quorum (Minimum Required (28 Homeowners))
3. Report of Officers
4. Election of Board: (2 Board Positions)
 - a. Nominations from the Floor
 - b. Introductions of Candidates
 - c. Voting / Ballot Count
5. Financial Review
6. 2025 - 2026: Annual Review
7. New Business:
 - i. Introduction to new Property Management Company
 - ii. 2026-2027 Budget Review and Approval
 - iii. Changes to HOA Dues / Special Assessments
 - iv. Planned Projects / Repairs
 - v. Community - Open Forum
8. Adjournment



Edinburgh of Holladay HOA

Annual Meeting Sign-In Roster

Meeting Date: 5/11/2020

Time: 0630 - 0830

Location: Millcreek, Cottonwood Creek Assisted Living

Instructions: Check ONE box for each unit — Present (resident attending), Proxy (proxy form submitted), or Absent. Have the attending resident or proxy holder add their initials in the right-hand column.

Address	Unit #	Resident(s)	Present	Proxy	Absent	Initial
BRIGADOON COURT						
1099	12	MARWEDEL, Jeane BURTON, Theresa	☒	☐	☐	JM
1102	11	WILSON, Pam	☒	☐	☐	PW
1103	13	BEZZANT, Robert BEZZANT, Kelly	☐	☐	☐	
1104	10	NUMNUAN, Ponpawit	☐	☐	☐	
1106	9	COLLVINS, Georgie	☐	☐	☐	
1107	14	KIM, David	☐	☐	☐	
1108	8	HALTERMAN, Don & Elynn	☒	☐	☐	E.H.
1110	7	BELL, Linda	☐	☒	☐	L.B.
1111	15	GONZALES, Kevin	☐	☐	☐	
1115	16	RUDE, Tim Cynthia Varinakas	☒	☐	☐	Teams
1119	17	MILLER, Karl GARFIELD, Karla (daughter)	☒	☐	☐	Karl Miller
1123	18	ANDERSON, Kaye	☒	☐	☐	K. Anderson
1127	19	PU, Xiumei LI, Junhong	☐	☐	☐	
CASTLE RIDGE DRIVE						
4747	24	DONOHUE, Dick DONOHUE, Sherry	☒	☐	☐	Sherry Donohue
4749	23	LAKE, George (son)	☐	☐	☐	
4755	22	PULLMAN, Troy PULLMAN, DeeAnn	☒	☐	☐	T. Pullman
4759	21	DALLEY, Karen	☐	☐	☐	
4763	20	COLEMAN, Suzanne	☒	☒	☐	Prox P



Edinburgh of Holladay HOA Annual Meeting Sign-In Roster

Address	Unit #	Resident(s)	Present	Proxy	Absent	Initial
LOCH LOMOND WAY						
1089	37	BARNES, Marilyn	☒	☐	☐	MB
1090	43	FUGERE, Ron FUGERE, Peggy	☒	☐	☐	RF
1093	36	CHRISTENSEN, Lynn	☒	☐	☐	ldc
1094	42	LINNEBACH, Glen (deceased)	☐	☐	☐	
1097	35	MILLIGAN, Karen	☐	☐	☐	
1098	41	TEBBEN, Stephen TEBBEN, Shannon	☐	☒	☐	TS
1101	34	KIMBALL, Jenny	☐	☒	☐	JK
1102	40	DRAGE, Mel (deceased) BRADSHAW, Mark (Trustee)	☐	☐	☐	
1104	39	SHURTLEFF, Monique (Nikki) SHURTLEFF, Monique (Nikki)	☒	☐	☐	MS
1105	33	FORWARD, Joey PHINNEY, Herb	☒	☐	☐	F
1108	38	SU, Tiffany	☒	☐	☐	TS
1109	32	WATERHOUSE, Nancy	☒	☐	☐	Teams Proxy
1117	31	JAENISH, Laura	☒	☐	☐	LJA
1121	30	JONES, Marti	☐	☐	☐	
1125	29	SCHABOWSKY, Ellen	☒	☐	☐	ES
1131	28	PRICE, Ronald & Colleen	☐	☐	☐	
1133	27	UNGER, Steve	☐	☐	☐	
1135	26	EIDELMAN, Vladimir (Vlad)	☒	☐	☐	VE
1139	25	AGUILERA, Esteban	☐	☐	☐	
MURRAY HOLLADAY ROAD						
1119	6	TRACY, Thomas TRACY, Wendy	☒	☐	☐	TT



Edinburgh of Holladay HOA Annual Meeting Sign-In Roster

Address	Unit #	Resident(s)	Present	Proxy	Absent	Initial
1123	5	HARWOOD, Stephanie	☒	☐	☐	<i>SH</i>
1127	4	KIMBALL, Chase	☒	☐	☐	<i>Teaus</i>
1137	3	JENSEN, Jack & Teddy	☐	☐	☐	
1141	2	HAVEN, Tyler BARNEY, Oaklee SNYDER, Alyssa <i>Chiara Walsh</i> <i>Richard Walsh</i>	☒	☐	☐	<i>CAW</i>
1145	1	HOECHERL, Jacob HOECHERL, Jodi	☐	☐	☐	
1151	44	PASKER, Katherine	☐	☐	☐	
1155	45	BROWN, Roby BROWN, Teresa	☒	☐	☐	<i>ROB T. ob</i>
1159	46	HENDRY, Jon	☐	☐	☐	
REYNOLDS COURT						
4734	54	VIGIL, John VIGIL, Rieneke	☐	☐	☐	
4738	53	HARDY, Mark HARDY, Danielle	☐	☐	☐	
4742	52	PARKER, A. J. (son) PARKER, Mary (daughter)	☒	☐	☐	<i>CPM</i>
4745	51	WINKELMAN, Terri	☐	☐	☐	
4751	50	CASADAY, Kerry	☒	☐	☐	
4757	47	MULLEN, Holly	☒	☐	☐	<i>Hm</i>
4761	48	RADDATZ, Richard CRENO, Carolyn	☒	☐	☐	<i>CR</i>
4765	49	STONE, Rebecca HYMAS, Kaylee	☐	☐	☐	

Attendance Tally

Total Units on Roster: 54 Quorum Required ($\geq$ ²⁸ ~~44~~ units, per CC&Rs — verify): ~~31~~ 31

Total Present <u>27</u>	Total Proxies <u>2</u>	Total Absent <u>24</u>
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Edinburgh of Holladay HOA

Annual Meeting Sign-In Roster

Certified by (Board Secretary):

Laura J. Smith

Date:

5/11/20

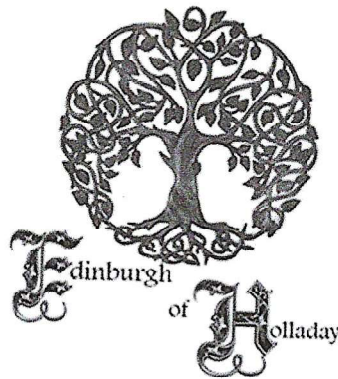
Annual HOA Meeting - Proxy Voting Form

Cottonwood Creek Assisted Living

1245 E Murray Holladay Rd.

Date: 11 May 2026

Time: 6:30pm-8:30pm



PROXY FORM

I, Nancy Waterhouse, the owner of the property located at
1109 E Loch Lomond, within the
Edinburgh of Holladay community, hereby appoint:

Name of Proxy Holder: Karl J Miller

Address (optional): 1119 E Brigadoon CT

Phone/Email (optional): 801 915-0741

to act as my true and lawful proxy at the Annual HOA Meeting scheduled for the date, time,
and location listed above, including any lawful adjournments.

Proxy Type (select one):

☒ General Proxy - The proxy holder may vote on my behalf on all matters that come
before the meeting.

☐ Directed Proxy - I instruct the proxy holder to vote as follows:

This proxy is valid only for the meeting listed above.

Owner Signature: NW

Date: 6 MAY 2026

Printed Name: Nancy Waterhouse

Property Address: 1109 E Loch Lomond

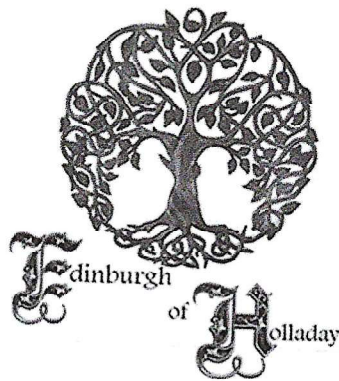
Email/Phone: 801 300-3880

Annual HOA Meeting - Proxy Voting Form

Cottonwood Creek Assisted Living
1245 E Murray Holladay Rd.

Date: 11 May 2026

Time: 6:30pm-8:30pm



PROXY FORM

I, Suzanne Coleman, the owner of the property located at
4738 Castle Ridge, within the
Edinburgh of Holladay community, hereby appoint:

Name of Proxy Holder: Carolyn Oreno
Address (optional): _____
Phone/Email (optional): _____

to act as my true and lawful proxy at the Annual HOA Meeting scheduled for the date, time,
and location listed above, including any lawful adjournments.

Proxy Type (select one):

☒ General Proxy - The proxy holder may vote on my behalf on all matters that come
before the meeting.

☐ Directed Proxy - I instruct the proxy holder to vote as follows:

This proxy is valid only for the meeting listed above.

Owner Signature: Suzanne Coleman Date: 5/11/26

Printed Name: Suzanne Coleman

Property Address: 4763 Castle Ridge

Email/Phone: Suzannepike@hotmail.com 8017092531

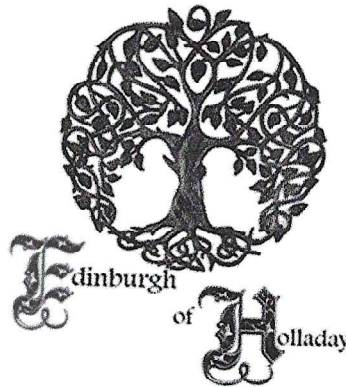
Annual HOA Meeting - Proxy Voting Form

Date: 11 May 2026

Cottonwood Creek Assisted Living

Time: 6:30pm-8:30pm

1245 E Murray Holladay Rd.



PROXY FORM

I, JENNIFER KIMBALL, the owner of the property located at
1101 E. LOCK LAMOND WAY, within the
Edinburgh of Holladay community, hereby appoint:

Name of Proxy Holder: JOEY FORWARD

Address (optional): _____

Phone/Email (optional): _____

to act as my true and lawful proxy at the Annual HOA Meeting scheduled for the date, time,
and location listed above, including any lawful adjournments.

Proxy Type (select one):

☒ General Proxy - The proxy holder may vote on my behalf on all matters that come
before the meeting.

☐ Directed Proxy - I instruct the proxy holder to vote as follows:

This proxy is valid only for the meeting listed above.

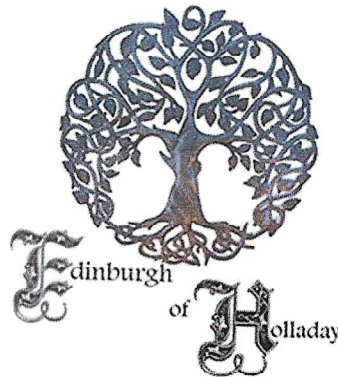
Owner Signature: Jennifer Kimball

Date: 7/21/2026

Printed Name: JENNIFER KIMBALL

Property Address: 1101 E. LOCK LAMOND WAY

Email/Phone: 530-312-9687



PROXY FORM

I, Linda Bell, the owner of the property located at
1110 E Brigadoon Ct., within the
Edinburgh of Holladay community, hereby appoint:

Name of Proxy Holder: Herbert Phinney
Address (optional): 1105 East Lockwood Way
Phone/Email (optional): 801.707.0877 hphinney4@outlook.com
to act as my true and lawful proxy at the Annual HOA Meeting scheduled for the date, time,
and location listed above, including any lawful adjournments.

Proxy Type (select one):

☒ General Proxy - The proxy holder may vote on my behalf on all matters that come
before the meeting.

☐ Directed Proxy - I instruct the proxy holder to vote as follows:

This proxy is valid only for the meeting listed above.

Owner Signature: Linda Bell Date: 4/9/26

Printed Name: Linda Bell

Property Address: 1110 E. Brigadoon Ct., millcreek

Email/Phone: Countrymusicflygirl@gmail.com

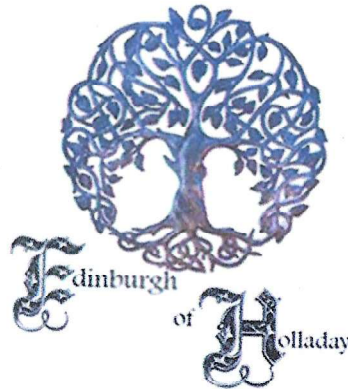
Annual HOA Meeting - Proxy Voting Form

Cottonwood Creek Assisted Living

1245 E Murray Holladay Rd.

Date: 11 May 2026

Time: 6:30pm-8:30pm



PROXY FORM

I, Stephen Tebben, the owner of the property located at
1098 Loch Lomond Way, within the
Edinburgh of Holladay community, hereby appoint:

Name of Proxy Holder: Herbert Phinney

Address (optional): _____

Phone/Email (optional): _____

to act as my true and lawful proxy at the Annual HOA Meeting scheduled for the date, time,
and location listed above, including any lawful adjournments.

Proxy Type (select one):

☒ General Proxy - The proxy holder may vote on my behalf on all matters that come
before the meeting.

☐ Directed Proxy - I instruct the proxy holder to vote as follows:

This proxy is valid only for the meeting listed above.

Owner Signature:  Date: 4/08/2026

Printed Name: Stephen Tebben

Property Address: 1098 Loch Lomond Way Holladay UT 84117

Email/Phone: 801.918.7850 Stebben357@gmail.com