



Re: Annual Meeting of Members for Ranch Villas at Grayson Place

Dear Homeowner,

The Ranch Villas Annual Meeting will be held on **January 27th 2026**, beginning at **6:00 PM at Summit Trail Middle School**.

The purpose of this 2025 meeting is:

- Olathe Fire Department Presentation
- Review 2025 Financials
- Review 2026 Budget
- Elect two (2) new Board of Directors

Enclosed is a nomination form and proxy form for the Board of Directors election. Should you wish to nominate yourself or someone for this position, please complete and return the enclosed nomination form. *We ask that you make sure the person you are nominating is willing to run for the Board before you submit the nomination form.*

There are two (2) open positions for the board. There is one (1) board members that intends to re-run.

Candidates listed on the ballot or who have submitted a nomination form will have an opportunity to speak at the January 27th, 2026 meeting.

Election of the Board of Directors will be conducted live at the meeting. If you are unable to attend the meeting, you may vote by proxy by filling out the enclosed proxy form or the eNeighbors proxy form or submit this form:

Questions or comments are encouraged and shall be submitted in writing to brad.walter@fsresidential.com by **January 20th, 2026** to be read and answered by the Board of Directors at the meeting.

FirstService Residential Missouri, Inc
As managing agent for Ranch Villas at Grayson Place
Brad Walter, Property Manager

Enclosures: Nomination Form, Proxy