



August 30, 2026

Members of the Tuscany Residents Association
Calgary, AB

Dear Members of the Tuscany Residents Association:

RE: Notice of Annual General Meeting
Tuscany Club at 212 Tuscany Way NW, Calgary, AB

Enclosed please find the Notice of the Annual General Meeting (AGM) for the Members of the Association, Information Circular, Audited Financial Statements for the 2025-2026 fiscal year, minutes of the AGM held on September 25, 2025 and a Proxy Form.

Please review the enclosed information and plan to attend the AGM or send your proxy form in as indicated. The AGM is being held at 7:30 PM on Thursday, September 24, 2026 at the Tuscany Club, located at 212 Tuscany Way NW. Please assist your volunteer Board of Directors by attending the AGM or sending in your proxy form.

If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please contact Chris Tomiyama at 403-241-6402 or by e-mail at generalmanager@tuscanyclub.ca.

Your Board of Directors can be contacted through their e-mail at boardofdirectors@tuscanyclub.ca.

We look forward to your participation.

Yours truly,

Tuscany Residents Association Board of Directors

Glen Furtado
President

Hong Wang
Vice President

Stephanie Schneider
Treasurer

Enrique Hoefele
Secretary

Vinesh Lad
Director

James Farquharson
Director

Van Fielhaber
Director

Robin Mercier
Director



TUSCANY RESIDENTS ASSOCIATION

NOTICE OF MEETING & INFORMATION CIRCULAR

TUSCANY RESIDENTS ASSOCIATION NOTICE OF THE ANNUAL GENERAL MEETING OF MEMBERS

TAKE NOTICE, that the Annual General Meeting of the Members of the TUSCANY RESIDENTS ASSOCIATION (the "Company") will be held at the Tuscany Club, located at 212 Tuscany Way NW, Calgary, AB, on September 24, 2026 at 7:30 p.m. for the following purposes:

1. To receive the minutes of the AGM held on September 25, 2025;
2. To receive the Audited Financial Statements of the fiscal year ended March 31, 2026;
3. To establish the number of Directors to hold office until the next Annual General Meeting and elect such Directors;
4. To appoint an Auditor of the company and to authorize the Directors to set their remuneration;
5. To transact such other business as may properly come before the Meeting or any adjournment thereof.

THIS NOTICE SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION CIRCULAR ACCOMPANYING THIS NOTICE.

Dated at Calgary, Alberta this 30th day of August, 2026.

BY ORDER OF THE BOARD OF DIRECTORS

A handwritten signature in blue ink, appearing to be "B. G. H.", is written over a horizontal line.

TO ALL MEMBERS:

**IF YOU ARE UNABLE TO ATTEND THIS MEETING, PLEASE COMPLETE THE
ACCOMPANYING PROXY FORM AND RETURN IT AS INDICATED IN THE
INSTRUCTIONS FOR PROXY FORMS INCLUDED IN THIS PACKAGE.**

TUSCANY RESIDENTS ASSOCIATION
INFORMATION CIRCULAR
GENERAL INFORMATION
PROXY STATEMENT

SOLICITATION OF PROXIES

This Information Circular is furnished in connection with the solicitation of proxies by management of the Tuscany Residents Association (the "Company") for use at the Annual General Meeting (the "Meeting") of the Members of the Company to be held at the Tuscany Club, located at 212 Tuscany Way NW, Calgary, Alberta, on Thursday, September 24, 2026 at 7:30 p.m. All expenses incurred in connection with the solicitation of proxies will be borne by the Company. Solicitation will be made primarily by mail, but proxies may also be solicited by Directors, officers and employees of the Company.

APPOINTMENT AND REVOCATION OF PROXIES

Each member entitled to vote at the Meeting may, by means of a form of proxy in writing executed by the Member or his/her attorney, appoint a proxy to attend and vote on his/her behalf at the Meeting.

In order to be acted upon at the Meeting, a form of proxy must be returned as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package.

A member may revoke a form of proxy previously given by returning another proper form of proxy bearing a later date than the previously given form of proxy as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package.

EXERCISE OF DISCRETION BY PROXY

Proxies will be voted or withheld from voting in accordance with the Member's instructions contained therein.

The form of Proxy also confers authority on the persons named therein to vote with respect to any other matters which may properly be brought before the Meeting. At the date hereof, management knows of no other such matters.

VOTING BY MEMBERS

Only Voting Members of record at the close of business on the day of **August 25, 2026** are entitled to vote at the Meeting, each Voting Member being entitled to one (1) vote. Voting Members are defined in the Articles of Association (the "Articles") of the Company as restricted to Homeowner Members. No Voting Member is entitled to vote at the Meeting if at the date of the meeting any sum due or payable to the Company by such Voting Member remains unpaid for at least forty-five days following written request for payment of same.

Where there is more than one owner of the property, there shall be only one Voting Member who shall be the person designated as the Voting Member by all the owners of the property. In the absence of such designation, the first person named as owner on the Certificate of Title, shall be the Voting Member.

Where a rental property is involved, the registered owner or its designate shall be the Voting Member and, notwithstanding how many tenants are residing in the rental property, it shall have only one (1) vote.

Where there is any difficulty or dispute in determining the Voting Members, the Directors in their absolute discretion may designate the Voting Member, subject to the Articles of the Association.

As at the close of business on August 24, 2026, the Company had **5798** Voting Members in good standing.

ELECTION OF DIRECTORS

The following persons have expressed an interest in letting his or her name stand for election:

Glen Furtado
James Farquharson
Vinesh Lad
Stephanie Schneider
Van Fielhaber
Hong Wang
Robin Mercier

Nominations will also be sought at the meeting for Directors from the Members. Individuals should be aware of fiduciary responsibilities of Directors generally. Any other Members interested in standing for election at the meeting are invited to contact Chris Tomiyama (General Manager), in advance of the meeting at 403-241-6402 or at generalmanager@tuscanyclub.ca.

The term of office for each person shall be from the date of the Meeting until the next Annual General Meeting of Members or until his/her successor is elected or appointed.

APPOINTMENT OF AUDITOR

Management proposes that the Auditor of the Company be appointed by the Directors and be authorized to fix his/her remuneration.

CERTIFICATE

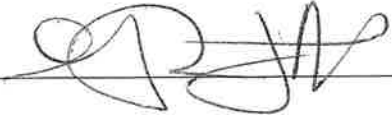
The foregoing contains no misstatement of a material fact and does not omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in the light of the circumstances in which it was made.

BY ORDER OF THE BOARD OF DIRECTORS


A handwritten signature in dark ink, consisting of a large, stylized 'S' followed by a series of loops and a final vertical stroke, positioned above a horizontal line.

The management of the Company knows of no amendment, variation or other matters to come before the Annual General Meeting of members other than the matters referred to in the Notice of Meeting. However, if any other matter properly comes before the Meeting, the accompanying proxy will be voted on such matter in accordance with the best judgement of the person or persons voting such proxy.

BY ORDER OF THE BOARD OF DIRECTORS


A handwritten signature in dark ink, similar to the one above, featuring a large 'S' and stylized loops, positioned above a horizontal line.

Information is given below with respect to each nominee as a Director, including the length of time each has been a Director of the Company.

NAME AND ADDRESS	Committees Served	PERIOD SERVED AS DIRECTOR OF COMPANY	BOARD MEETING ATTENDANCE (Sept '25 – Aug '26)	PRINCIPAL OCCUPATION
Glen Furtado Calgary, AB	Executive	4 years	5 of 5	Engineer
James Farquharson Calgary, AB	Executive, Finance	24 years	5 of 5	Principal, FDI Acoustics
Stephanie Schneider Calgary, AB	Director	9 years	5 of 5	Chartered Accountant
Vinesh Lad Calgary, AB	Director	9 years	3 of 5	Senior Advisor, Pension
Van Fielhaber Calgary, AB	Director	6 years	5 of 5	Corporate Board Member
Hong Wang Calgary, AB	Director	4 years	4 of 5	Realtor
Robin Mercier	Director	1 year	2 of 5	Commercial Management (Engineering Firm)

DIRECTORS COMPENSATION

Nil

PENSION PLAN

Nil

EXECUTIVE COMPENSATION AND PLANS

Nil

INCENTIVE SHARE OPTION PLAN FOR OFFICERS AND KEY EMPLOYEES

Nil

INSTRUCTIONS FOR PROXY FORMS

Appointment and Revocation of Proxies

A Voting Member desiring to appoint a person (who must also be a Voting Member) to represent him/her at the Meeting may do so by inserting such person's name in the blank space provided. The completed proxy should be delivered to the Tuscany Club, mailed to the address indicated below in time to reach such address not less than twenty four (24) hours (excluding Saturdays, Sundays and Holidays) before the time of the Meeting:

Tuscany Residents Association
212 Tuscany Way NW
Calgary, AB
T3L 2J6

Attention: Chris Tomiyama, General Manager

Or by facsimile to 403-241-6441
Attention: Chris Tomiyama, General Manager

Or as a scanned image by
Electronic mail to :

generalmanager@tuscanyclub.ca

All proxies must be in writing, signed by the Voting Member and returned no later than 7:30 p.m. on September 23, 2026.

PROXIES CANNOT BE ACCEPTED AT THE AGM

A Voting Member who has given a proxy may revoke it any time before it is exercised. A proxy may be revoked by instrument in writing or, if the Voting Member is a corporation, by an officer or attorney thereof duly authorized, and delivered as indicated above, at any time up to and including the last business day preceding the Meeting or any adjournment thereof, or with the Chairman of the Meeting on the day of the Meeting or any adjournment thereof, or in any other manner permitted by law.

Voting and Exercise of Discretion by Proxies

The persons named in the form of proxy will vote the Membership in respect of which they are appointed in accordance with the instructions indicated therein.

**TUSCANY RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING
On the 24th day of September, 2026 at 7:30 p.m.**

PROXY SOLICITED BY MANAGEMENT

The undersigned member of the TUSCANY RESIDENTS ASSOCIATION (the "Company") hereby appoints Glen Furtado or failing him, _____, as proxy holder to attend and vote on behalf of the undersigned at the Annual General Meeting of Members and at any adjournment thereof, and my proxy is instructed to vote:

- 1.** FOR _____ OR AGAINST _____ (and if no specification is made, FOR)

That the Tuscany Residents Association Board of Directors be permitted to appoint an auditor for the 2026-2027 fiscal year.

- 2.** FOR or AGAINST the election of the following Directors:

<u>Name</u>	<u>For</u>	<u>Against</u>
Glen Furtado	_____	_____
James Farquharson	_____	_____
Stephanie Schneider	_____	_____
Vinesh Lad	_____	_____
Van Fielhaber	_____	_____
Hong Wang	_____	_____
Robin Mercier	_____	_____

- 3.** And in his/her discretion with respect to any amendments, variations or additions with respect to any of the matters noted above or with respect to any other matter which may properly be brought before the meeting or any adjournment thereof.

DATED THIS _____ DAY OF _____, 2026.

Member's Name (Please Print)

Signature of Member

ADDRESS OF MEMBER:

This form should be completed in full and signed by the Member or his attorney, authorized in writing, and if the Member is a corporation, this form of proxy should be signed by a duly authorized officer under corporate seal.

RETURN PROXIES NO LATER THAN 7:30 P.M., WEDNESDAY, SEPTEMBER 23, 2026 TO:
212 Tuscany Way N.W., Calgary, AB T3L 2J6 OR by facsimile to 403-241-6441
ATTENTION: Chris Tomiyama OR by electronic mail to: generalmanager@tuscanyclub.ca