

2025 Apple Glen Annual HOA Meeting

Wednesday, October 22, 2025, at 12 – 1:30 PM

Location: 640 Belford Ave. Grand Jct. 81501

Also Available Online at <https://zoom.us/>

Meeting Code: 827 3098 4359 Passcode: 927763

contact@hoaservicesco.com

Notice

Dear Apple Glen Association Owner/s:

Notice: The Apple Glen Owners Association has scheduled their Annual Meeting for **October 22, 2025**, from 12 - 1:30 PM. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

Election: The Association is to elect four Members to the Board of Directors for one-year terms. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at contact@hoaservicesco.com. You may also volunteer or be nominated at the meeting and must be a member in good standing.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 827 3098 4359 and the Passcode is 927763.** To join the meeting, type “zoom.us” into your URL and then click on “Join a Meeting” in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

Proxy: If you are unable to attend the annual meeting, **please return your completed proxy** (enclosed) to HOAServices at 607 S. 7th St. Grand Junction, CO 81501 or by email at contact@hoaservicesco.com. If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. ***Thank you in advance for returning your proxy if you are unable to attend the meeting.***

Budget: The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous years' expenses. Please review the packet and, if you have any questions or concerns, please do not hesitate to contact us before the scheduled meeting.

The Board of Directors
& Your HOA Mgmt. Partners

2025 Apple Glen Association Proxy
PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ APPROVE
my Proxy to be counted toward achieving quorum.

Budget: I am casting my vote on the proposed budget:

Yes: _____ OR No: _____

Election: The Association will be voting for four members to be elected to the Board of Directors. Use this Proxy to nominate the members of your choice. The Vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

For the Proxy to be Valid, this Section Must be Completed

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

Cumulative Voting is not permitted.

How to Assign Your Proxy to Another Person or The Board to Represent You

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Apple Glen Homeowners Association assigns either the Board of Directors as my Proxy here: _____ or (insert proxy's name) here: _____ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to contact@hoaservicesco.com.

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Agenda

1. Call to Order
2. Introductions: Board and HOAServices
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 40% (21 proxies/Owners) in accordance with the Association's Bylaws.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Apple Glen – Meetings – Minutes for your review. Please review these minutes beforehand if you wish to discuss any matters pertaining to this meeting.
5. Old & New Business: Directed by the Board
 - Amendment/discussion/vote to the Bylaws that stipulates that no more than two positions to be filled at any Annual General Meeting.
6. Budget
 - Discussion and approval of proposed budget.
 - In accordance with the Declaration, Art. V. Section 5.2 (b), Unless at that meeting a majority of all Owners reject the budget, the budget is ratified, whether or not a quorum is present.
7. Annual Election: Four Members in good standing need to be elected to the Board for one-year terms. The Board determines the positions after the Meeting: President; Vice-President; Secretary/Treasurer; Member At-Large
 - A. Proxy
 - B. Nominations from the Floor
 - C. Voting
 - D. Announcement of the New Board of Directors
 - E. Close of Election
8. Adjournment

Apple Glen Draft Budget 2026

Annual Dues: \$544.50.00. Due Jan. 1st

51 Units/Owners

2024	2025	2025	2026
Actual	YTD	Budget	Proposed

Income

HOA Assessment	\$25,253.37	\$25,245.00	\$25,245.00	\$27,769.50
Violation Fines & Other Income	\$396.66	\$131.64		
Interest On Bank Account	\$24.66	\$16.13	\$10.00	\$19.00
Late Fees	\$0.00			
Total Income	\$25,674.69	\$25,392.77	\$25,255.00	\$27,788.50

Expenses

Landscape Maint-On Contract	\$6,373.75	\$3,625.00	\$7,000.00	\$9,000.00
Landscape Maint-Off Contract		\$682.00	\$1,000.00	\$1,650.00
Irrigation Expenses & Vault/Pond Cleaning/Inspection	\$2,675.03		\$1,600.00	\$3,000.00
Irrigation Water/Shares	\$555.40	\$572.10	\$560.00	\$590.00
Management	\$8,472.25	\$3,927.00	\$6,800.00	\$6,732.00
Insurance	\$1,661.46	\$361.36	\$1,700.00	\$1,084.00
Electricity	\$1,737.21	\$897.22	\$2,500.00	\$2,000.00
Postage/Mailing/Meeting Expenses	\$954.80	\$171.61	\$500.00	\$450.00
Legal & Accounting	\$190.00		\$250.00	\$250.00
Taxes & Licenses	\$10.00	\$275.00	\$50.00	\$610.00
Lien/Filing & Processing Fees		\$344.00		\$350.00
Total Expenses	22,629.90	10,855.29	21,960.00	25,716.00

Net Income

3,044.79	14,537.48	3,295.00	\$2,072.50
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Account Balance YTD:

Operating Balance: \$27,513.94

Total Account Balances: \$27,513.94