

2025 Peaks at Redlands Mesa Annual Owners Association Meeting

Monday, May 19, 2025, at 3:30 PM

Location: Mesa County Workforce Center
512 29 ½ Rd. See Directions on Last Page

Meeting Code: 891 6478 7274 Passcode: 782703

contact@hoaservicesco.com

Notice: Location Has Changed!

Dear Peaks at Redlands Mesa Association Owner/s:

Notification: The Peaks at Redlands Mesa Owners Association has scheduled their Annual Meeting for May 19, 2025, at 3:30 PM. The meeting will be held at the Mesa County Workforce Center in Grand Junction at 512 29 ½ Rd. See map and directions on the last page of this packet.

Directors Election: The Association needs to elect three Members to the Board of Directors for three-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.

Budget: Special Assessment for painting Building 382 in fall of 2025 is included in this year's annual budget. The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on the previous year's expenses. Please review the packet and, if you have any questions or concerns, please attend the Annual Meeting as your thoughts and input are greatly appreciated.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 891 6478 7274 and the Passcode is 782703.** 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.*

The Board of Directors
& Your HOA Mgmt. Partners at HOAServices...

2025 Peaks at Redlands Mesa Association Proxy & Ballot
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 for 2025.

Approve: _____ OR Reject: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate the member/s 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

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

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

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 Peaks at Redlands Mesa Association, a Colorado Owners Association, assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ 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. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% or 5 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Peaks at Redlands Mesa – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
5. Old Business/New Business: Discuss special assessment for painting/stucco repairs at 382 Building.
6. Budget:
 - Special assessment of \$1,833/unit/owner due 7/1/2025 to paint/stucco repairs entire 382 Building.
 - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a majority of Owners reject the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. IV, Section 4.6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).
7. Annual Election: The owners need to elect three members to the Board of Directors
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Peaks at Redlands Mesa Budget

2025 Budget Draft

\$265/Month (24 Units) Effective 7/1/2025.

Special Assessment \$1,833/unit to Paint/Stucco Repairs at 382 Due 7/1/25

INCOME

	2023	2024	2025
	Actual	Actual	Proposed
Income from Operations	\$75,411.00	\$73,922.00	\$76,320.00
Special Assessment Income	\$34,500.00	\$1,500.00	\$43,992.00
Maintenance Reimbursement	\$210.00		
Interest	\$37.84	\$29.01	\$30.00
Violation Fees/Fines/Reimbursement/s		\$28.55	
Total Income	\$110,158.84	\$75,479.56	\$120,342.00

Expenses

Landscape (Contract)	\$2,728.08	\$2,728.08	\$3,080.00
Irrigation Repairs	\$1,836.96	\$351.15	\$1,250.00
Repair & Maintenance	\$5,343.65	\$14,433.35	\$6,000.00
Painting/Stucco	\$45,146.97		\$43,992.00
Grounds		\$1,149.84	\$1,150.00
Snow Removal	\$10,988.50	\$1,098.90	\$2,100.00
Management	\$6,000.00	\$6,450.00	\$6,600.00
Master Association Dues (\$500/Owner)	\$10,800.00	\$12,000.00	\$12,000.00
Security & Protection/Internet	\$299.97		
Insurance G/L & D/O	\$25,561.50	\$25,431.25	\$26,845.50
Electricity	\$318.75	\$407.20	\$370.00
Office/Mailing	\$424.85	\$377.86	\$450.00
Misc./Meeting Costs			\$55.00
Legal/Professional Fees	\$525.00	\$50.00	
Registration and Filing Fees	\$43.00	\$85.00	\$53.00
Tax Preparation & Filing	\$190.00	\$250.00	\$250.00
Federal & State Taxes		\$25.00	\$25.00
Bank Charges		\$7.00	\$7.00
Capital Reserve		\$14,400.00	\$14,400.00
Total Expenses	\$110,207.23	\$79,244.63	\$118,627.50

NET INCOME

	-\$48.39	-\$3,765.07	\$1,714.50
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Balances YTD, 2025:

Operating Account: \$16,804.37

Reserves Account: \$67,014.00

Total Balance: \$83,818.37

Mesa County Workforce Center (MCWC)

512 29 ½ Rd. Grand Junction, CO

- Set GPS to Mesa County Workforce Center Address
- From North Ave., go north on 29 ½ Rd.
- Located east off 29 ½ Rd. toward MCWC
- Access is on North side of Building.
- Once in Building, walk down hall and take a right followed by a second right.

