

# 2025 Wellington III Annual Association Meeting

Monday, March 10, 2025, at 4 PM

Location: 640 Belford Ave. Grand Jct. 81501

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

**Meeting Code: 819 9122 6983 Passcode: 966996**

[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Notice

Dear Wellington III Association Owner/s:

**Notification:** The Wellington III Medical Building Owners Association has scheduled their Annual Meeting for **March 10, 2025, at 4 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction, CO.

**Election:** The Association is to elect one Member to the Board of Directors for a three-year term. Sharol Hernandez' term expires at this meeting. If you are interested in volunteering for the Board, please notify HOAServices. prior to the meeting at [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). You may also volunteer or be nominated at the meeting.

**Budget:** The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on 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 833 4312 0774 and the Passcode is 233479.** 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. 7<sup>th</sup> St. Grand Junction, CO 81501 or by email at [contact@hoaservicesco.com](mailto: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 Wellington III 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 for 2025:

Approve: \_\_\_\_\_ OR Reject: \_\_\_\_\_

**Election:** The Association will be voting for one member to be elected to the Board of Directors. Use this Proxy to nominate a member of your choice to the Board. The Vote shall be concluded at the Annual Meeting.

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 the Wellington III 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](mailto: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 51% and/or (7 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) –Wellington III Medical Building – 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
6. Budget:
  - The budget is ratified by the Board and automatically approved at the Annual Meeting whether or not quorum is achieved unless a majority of owners reject it.
  - There are no dues increases in 2025.
7. Annual Election: One member is needed to volunteer to be elected in 2025 for a 3-year term.
  1. Proxy
  2. Nominations from the Floor
  3. Voting
  4. Announcement of the New Board of Directors
  5. Close of Election
8. Adjournment

# Wellington III Condo Association, Inc.

## 2025 Annual Budget Draft

Monthly Dues Remain the Same

2023	2024	2025
Actual	Actual	Proposed

### INCOME

Association Dues	\$366,269.13	\$366,269.13	\$366,269.13
Interest Income	\$2,442.12	\$6,086.10	\$5,000.00
<b>Total Income</b>	<b>\$368,711.25</b>	<b>\$372,355.23</b>	<b>\$371,269.13</b>

### EXPENSES

Landscaping Contract		\$4,700.00	\$4,700.00
Landscape, Trees/Shrubs	\$18,909.00	\$2,277.00	\$5,000.00
Landscape/Irrigation Repair/Grounds Non-Contract	\$15,172.34	\$8,304.46	\$16,000.00
Repair & Maintenance	\$27,365.28	\$30,499.92	\$30,000.00
Janitorial-Contract	\$57,868.00	\$57,900.00	\$57,900.00
Janitorial Supplies, Carpet Cleaning	\$18,156.97	\$14,973.92	\$17,500.00
Windows	\$1,200.00	\$1,200.00	\$1,300.00
HVAC	\$8,132.26	\$8,020.41	\$8,200.00
Elevator Expenses	\$7,372.65	\$61,556.42	\$3,500.00
Elevator- Contract	\$5,478.31	\$5,478.31	\$6,000.00
Snow Removal	\$4,845.62	\$1,345.85	\$3,500.00
Pest Control	\$517.50	\$1,666.50	\$1,700.00
Parking Lot/Sweeping/Asphalt Sealing	\$2,436.60	\$558.00	\$2,500.00
Management	\$9,450.00	\$10,050.00	\$10,650.00
Security Services	\$3,345.10	\$3,806.25	\$3,900.00
Alarm Line	\$1,049.29	\$1,023.74	\$1,050.00
Insurance	\$13,876.00	\$14,599.00	\$15,000.00
Property Taxes	\$52,222.64	\$78,867.22	\$78,900.00
Electric/Gas	\$59,628.28	\$62,312.20	\$63,000.00
Water & Sewer	\$6,166.18	\$7,965.87	\$8,000.00
Trash	\$8,989.91	\$7,876.79	\$8,500.00
Office Expense	\$296.53	\$511.96	\$550.00
Legal/Prof. Services		\$186.27	\$100.00
Tax Preparation	\$220.00	\$275.00	\$250.00
Federal Taxes			
Registration Fees: DORA/SOS	\$53.00	\$40.00	\$53.00

Capital Reserve	\$20,000.00		\$20,000.00
<b>Total Expenses</b>	<b>\$342,751.46</b>	<b>\$385,995.09</b>	<b>\$367,753.00</b>
<b>Net Income</b>	<b>\$25,959.79</b>	<b>-\$13,639.86</b>	<b>\$3,516.13</b>

### Accounts YTD, 2025:

Operating Cash: \$73,907.70

Reserve Savings Account: \$189,958.60

**Total Association Balance: \$263,866.30**