

2026 Windsor Park Annual HOA Meeting

Monday, April 20, 2026, at 6 PM
Fruita Community Center – Peach Room
324 N Coulson St, Fruita, CO 81521
contact@hoaservicesco.com

Notice

Dear Windsor Park Association Owner/s:

Notification: The Windsor Park Owners Association has scheduled their Annual Meeting for **April 20, 2026, at 6 PM**. The meeting will be held at the Fruita Community Center, Peach Room at 324 N. Coulson St. Fruita, CO 81521.

Election: There are no terms expiring in 2026. The next election will proceed in 2028. Directors serve three-year terms.

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/Dues: 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

2026 Windsor Park 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:

Approve: _____ OR Reject: _____

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

I Nominate/Vote _____ to serve on the Board of Directors

I Nominate/Vote _____ 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 Windsor Park Homeowners 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

All WPHOA Members are encouraged to attend; however, per the WPHOA Governing Documents, only those Members in Good Standing (i.e., with no Past Due amount owed in WPHOA Dues) are permitted to participate in the meeting (e.g., nominate, speak, vote, etc.)

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% (18 Proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Windsor Park – Meetings – Minutes for your review. Please review these minutes beforehand if you wish to discuss any matters pertaining to this meeting.
5. New Business/Old Business
6. Budget:
 1. Ratification of the budget. Unless at that meeting Owners representing a majority of all Lots reject the budget, the budget is ratified, whether or not a quorum is present. Declaration of Covenants, Conditions and Restrictions, Art. V. Section 5.04.
7. Adjournment

WINDSOR PARK HOA

2026 Budget - DRAFT

88 Units. Current Dues: \$135/month

Dues Increase to \$165/month, effective 1 July

Income	2024 Actuals	2025 Actuals	2025 Budget	2026 Proposed
HOA Assessment (120*88)	\$102,653.98	\$146,115.96	\$142,560.00	\$158,400.00
Capital Credit Refund	\$0.00			
Reimbursed Expense	\$45.00			
Postage Reimbursement		\$127.28		
Interest on Bank Accounts	\$36.40	\$344.23		
Late Fee	\$839.67			
Violation Fines	\$220.10			
Insurance Claim Proceeds		\$19,135.86		
Other Income (Lien Fees Recovered)	\$0.00			
Total Income	\$103,795.15	\$165,723.33	\$142,560.00	\$158,400.00

Expenses

Fence Maintenance				\$1,000.00
Concrete Repairs				\$1,500.00
Repairs and Maintenance		\$6,387.72		\$7,500.00
Insurance Claim Repairs (Fix Sign)		\$21,446.46		
Landscape Improvements	\$425.00			
Landscape Maint-Contract	\$43,193.07	\$76,626.24	\$77,145.00	\$64,450.00
Landscape Maint-Non-Contract	\$6,495.00	\$17,498.39	\$15,000.00	\$15,000.00
Lien Filing & Processing		\$93.00		\$0.00
Irrigation Maint - On Contract	\$21,510.14	\$16,285.00	\$12,250.00	\$20,960.00
Irrigation Maint - Silt/Canterbury Clean up	\$5,868.35			\$2,500.00
Irrigation Water Shares	\$794.05	\$817.95	\$925.00	\$900.00
City of Fruita Irrigation Fee		\$302.25	\$500.00	\$500.00
Insurance		\$9,715.87	\$1,875.00	\$11,000.00
Management	\$11,323.50	\$12,672.00	\$12,372.00	\$12,372.00
Silt Removal / Pond Cleaning	\$500.00			
Snow Removal			\$500.00	\$500.00
Electricity	\$1,225.58	\$2,730.53	\$2,500.00	\$2,700.00
Legal & Accounting	\$1,190.00		\$1,500.00	\$500.00
Taxes & Licenses	\$53.00	\$340.25	\$108.00	\$53.00
Professional Services Expense		\$400.50	\$2,000.00	
Postage & Mailing	\$1,869.72	\$1,884.00		\$1,900.00
Process Server Fees				
Pet Waste Removal	\$2,745.00	\$2,925.00	\$2,000.00	\$3,000.00
Reimburseable Expense				
Misc. Expense / Meeting Expense	\$30.00	\$105.00	\$30.00	\$150.00
Transfer to Reserve				
Total Expenses	\$97,222.41	\$170,230.16	\$128,705.00	\$146,485.00

Net Income

6,572.74	-4,506.83	13,855.00	11,915.00
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Total Account Balances: March 2026

Operating:	\$ 39,267.49
Reserves:	\$ 18,500.37
Total Account Balances:	\$ 57,767.86