

2026 Coventry Club Annual Association Meeting

Thursday, May 14, 2026, at 3:30 PM
Location: BEC @ 640 Belford Ave. Grand Jct. 81501
Also Available Online at <https://zoom.us/>
Meeting Code: 815 1193 3077 Passcode: 141479

Notice

Dear Coventry Club Association Owner/s:

Notification: The Coventry Club Owners Association has scheduled their Annual Meeting for **May 14, 2026, at 3:30 PM**. The meeting will be held at the Bray Education Center (BEC), located at 640 Belford Avenue in Grand Junction. The meeting will also be available online. See instructions below for online access.

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: The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous year's expenses and upcoming maintenance and repairs. 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 815 1193 3077 and Passcode: 141479.** 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...

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AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 10% or 6 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Coventry Club – 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:
 - Discussion of completion of siding and roofing projects.
 - Discussion of ongoing maintenance.
6. **Budget:** There is a proposed dues increase.
 - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless there is an increase in dues greater than 5%, in accordance with the Declaration, Art. IV, Section 3, (a) and C. R. S. 38-33.3-303(4)(a).
7. Annual Election: The owners need to elect three members to the Board of Directors for three-year terms.
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

2026 Coventry Club 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 2026 budget, which includes a dues increase to \$248.45/month effective July 1, 2026:

Approve: _____ OR Reject: _____

The Special Assessment (SA) was approved for the entirety of the loan at the Oct. 2024 Annual Meeting. The loan is an ARM and the interest is recalculated annually. The SA will automatically increase to \$99.00/month for those who did not pay the initial SA of \$7,900.00.

The three owners who paid the SA upfront will be billed annually for the adjusted overruns of the increased loan difference. In 2026: \$288/owner.

Total Dues/Special Assessment (48 owners) shall increase to \$347.45, effective July 1, 2026

Election: The Association will be voting for three 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

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 Coventry Club 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.

Coventry Club Homeowners Association

2026 ANNUAL BUDGET - Draft

Monthly Dues: \$248.45 Effective 7/1/2026

Special Assessment for Owners Who Did Not Pay in 2025: \$99/Month (48 Units)

51 Units	2024	2025	2026
Income	Actuals	Actuals	Budget
Dues	\$140,042.82	\$150,868.52	\$152,054.00
Monthly Special Assessment (\$99 x 48)	\$35,585.00	\$63,241.15	\$57,024.00
Special Assessment for 3 Owners (\$288/owner)			\$864.00
Interest Income	\$331.06	\$781.11	\$780.00
Postage Reimbursement	\$11.31	\$122.69	
Intent to Lien	-\$35.00	\$310.00	
NSF Reimbursement		\$7.00	
Violation Income		\$50.00	
Insurance Claims Proceeds		\$157,727.38	\$142,056.49
Loan Disbursement		\$400,000.00	
Total Income	\$175,935.19	\$773,107.85	\$352,778.49

Expenses	2024	2025	2026
Siding Loan: 10 Years to 2035		\$4,687.15	\$55,590.36
Landscape Maintenance-Contract	\$17,202.47	\$16,444.52	\$17,300.00
Landscape Maintenance-Tree/ Shrub	\$11,082.50		\$10,000.00
Siding Project		\$362,920.75	
Repairs and Maintenance	\$12,172.06	\$39,345.84	\$10,000.00
Roofing Project	\$156.75	\$15,670.89	\$142,056.49
Parking Lot	\$290.08		\$3,500.00
Pest Control	\$462.00	\$3,485.00	\$3,600.00
Irrigation, Landscaping, Grounds Maintenance	\$18,698.19	\$12,693.07	\$13,000.00
Irrigation/Domestic Water	\$31,185.69	\$32,217.39	\$32,500.00
Sewer/Trash	\$17,215.58	\$17,238.40	\$17,500.00
Snow Removal			\$1,500.00
Management	\$4,746.99	\$4,896.00	\$4,896.00
Insurance	\$18,234.72	\$20,671.91	\$24,564.00
Bad Debt/Foreclosure		\$7,212.27	
Professional Services Expense	\$150.00	\$363.00	
Interest Expense		\$10,860.50	
Office/Mailing	\$1,258.77	\$884.55	\$950.00
Legal/Registrations	\$60.00	\$2,368.60	\$44.00
Accounting/Taxes	\$250.00	\$365.50	\$300.00
Capital Reserve	\$10,008.00	\$40,008.00	\$12,000.00
Total Expenses	\$143,173.80	\$592,333.34	\$349,300.85

Net Income	\$32,761.39	\$180,774.51	\$3,477.64
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Account Balances YTD, 03/13/2026:

Operating Account:	\$108,686.95
Reserves Account 1:	\$63,081.51
Reserves Account 2:	\$0.44
Total Cash Assets:	\$171,768.90