

2026 Country Creek Patio Home Annual Association Meeting

Monday, March 30, 2026, at 6:30 – 8:30 PM

Location: Monument View Bible Church

1173 17 1/2 Rd, Fruita, CO 81521

contact@hoaservicesco.com

Notice

Dear Country Creek Patio Home Association Owner/s:

Notification: The Country Creek Patio Home Association has scheduled their Annual Meeting for March 30, 2026, from 6:30 – 8:30 PM. The meeting will be held at the Monument View Bible Church in Fruita, CO. Check-in time begins at 5:30 PM. The Meeting will start promptly at 6:30 PM.

Election: The Association needs to elect seven members to be elected to initial terms of one, two, or three years in order to establish the staggered terms.. This packet includes information for voting for the Members of your choice.

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.

Proxy: If you are unable to attend the Annual Meeting, please return your completed proxy (enclosed) to **Country Creek Patio Home Association/1136 Periwinkle Ln, Fruita, CO 81521** or by email at contact@hoaservicesco.com. If you plan to mail the proxy, it must be received at least 24 hours prior to the scheduled meeting to be valid. **If you choose, you may also give your proxy to a trusted resident to return on your behalf.**

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...

HOAServices
607 S. 7th St. Grand Junction, CO 81501
contact@hoaservicesco.com

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AGENDA

1. Introductions
2. Call to Order and Roll Call
3. Proof of Notice of Meeting or Waiver Thereof
4. Announcement of Proxies Needed for Quorum for Annual Meetings is 33% or 75 Members/units present, either in person/online or by proxy.
5. Approval of last year's Annual Meeting Minutes and the September 8, 2025 Special Meeting: Minutes are posted to the Association webpage at www.hoaservicesco.com – Country Creek Patio Home – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
6. Reports - Officers' Reports, Committee Reports
7. Budget:
 - The budget is approved by the Board and ratified at the Annual Meeting, whether or not quorum is achieved, unless a simple majority of owners reject the budget, in accordance with the Declaration, Art. V, Section 5.12 (b) and C. R. S. 38-33.3-303(4)(a).
8. Annual Election: Seven members will be elected to initial terms of one, two, or three years in order to establish the staggered terms.
 1. Proxy
 2. Voting
 3. Announcement of the New Board of Directors
 4. Close of Election
9. Adjournment

ANNUAL MEETING — March 30, 2026

Owners will elect up to seven (7) directors (Bylaws allow 3–9).

Under our Bylaws, Board terms are intended to be staggered. To carry that out in a clear and objective manner, term end dates will be assigned based on vote totals (more votes = later end date).

- Top 3 – 3/31/2029
- Next 2 – 3/31/2028
- Next 2 – 3/31/2027

Within 15 days after the election, the new Board will hold an organizational meeting and choose officers (President, Vice President, Secretary, Treasurer).

If there are fewer than 7 candidates, any unfilled seats may be filled later by the remaining directors as vacancies, as allowed by the Bylaws.

2026 Country Creek Patio Home 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:

Yes: _____ OR No: _____

Election: The Association will be voting for seven members for initial terms of one, two, or three years in order to establish the staggered terms for the Board of Directors. Use this Proxy to vote for 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. Bios of candidates are included in this packet.

- I Nominate Darlene Drake to serve on the Board of Directors.
- I Nominate Elizabeth Ettling to serve on the Board of Directors.
- I Nominate Mary Graziano to serve on the Board of Directors.
- I Nominate Terry Kruse to serve on the Board of Directors.
- I Nominate Linda Larsen to serve on the Board of Directors.
- I Nominate Lynda Law to serve on the Board of Directors.
- I Nominate Teresa Lehman to serve on the Board of Directors.
- I Nominate David L. Rice to serve on the Board of Directors.

2026 Country Creek Patio Home Association Proxy & Ballot
PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

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 This Final Section if You Plan to Attend the Meeting in Person

The undersigned member of Country Creek Patio Home 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.

CANDIDATE BIOS

The following candidate bios were provided by applicants and were edited for length and consistency. Candidates are listed alphabetically by last name.

Darlene Drake brings long-standing experience in public and financial governance. In California, she served eight years as Secretary on a high school district Board of Trustees and seven years as Vice President and Trustee for a credit union. After moving to Colorado, she managed and worked on a family farm and later took on caregiving responsibilities. Darlene emphasizes fairness, consistency, and careful deliberation, and her goals include supporting balanced board decisions and encouraging respectful consideration of differing viewpoints.

Elizabeth Ettling brings deep expertise in financial oversight and board governance. After moving to the community in 2020, she drew on prior HOA leadership in Portland, Oregon, where she served on her association's board for 10 years, including four years as president. Professionally, she worked as an auditor, controller, and chief financial officer and was a licensed CPA for 25 years. Elizabeth's goals include improving financial clarity, strengthening long-term planning, and supporting informed, data-driven board decisions.

Mary Graziano has a professional background in administrative leadership, training, and community engagement. Her experience includes work in the insurance and utility software industries, along with board service for nonprofit and community organizations. Since moving to the Village, she has been active through volunteer efforts, resident education, and advisory committee service. Mary is focused on accessibility, follow-through, and helping residents better understand how the Association operates. Her goals include improving access to information and strengthening community participation.

Terry Kruse has decades of hands-on experience in customer service, operations, and project management. His career in wholesale plumbing and mechanical contracting involved managing demanding workloads, coordinating complex projects, and overseeing significant financial responsibilities. Terry values responsiveness and accountability. His goals include improving how issues are handled, ensuring timely follow-up, and supporting practical, workable solutions for the community.

Linda Larsen brings a broad background in business operations and customer service. Her experience includes leadership roles with Diners Club, AOL, and U.S. West/Qwest, as well as 25 years co-owning and operating three small businesses in executive and financial roles. Linda focuses on accountability and resident involvement. Her goals include encouraging broader participation, improving responsiveness to concerns, and strengthening trust between residents and the Board. Linda currently serves as an appointed director.

Lynda Law is a retired Registered Nurse with more than 40 years of experience in healthcare, including work in emergency departments, trauma centers, and pediatric care. Her career focused on listening carefully, responding thoughtfully, and supporting individuals during times of stress and uncertainty. Lynda values practical communication, relationship-building, and steady problem-solving. Her goals include keeping residents informed on issues that affect them, fostering trust through clear and respectful dialogue, and helping the Board work together effectively to serve the community.

Teresa Lehman has more than 40 years of experience in accounting, bookkeeping, and business management. A Colorado native, she has worked for CPA firms in Colorado and Arizona and previously owned and operated her own bookkeeping practice. Teresa emphasizes organization, accuracy, and fiscal responsibility. Her goals include strengthening financial oversight, improving access to records and information, and supporting sound, well-documented governance practices.

David L. Rice brings extensive experience in accounting, human resources, and financial administration. He earned a degree in Business Administration and Accounting and spent over 30 years with a regional electric association, including service as an assistant controller. David also served in the US Marines from 1966-1968. Since retiring and moving to the community in 2020, David has remained actively engaged. He values fairness, integrity, and balanced decision-making, and his goal is to help foster a constructive and cooperative community environment.

2026 ANNUAL BUDGET

Income	04.2026 - 03.2027	NOTES:
Association Dues	\$583,080.00	226 Homes X \$215 X 12 Months
Interest Income	\$326.00	
RV Parking Fees	\$4,300.00	
Total Income	\$587,706.00	

Expenses

PROFESSIONAL FEES		
HOA Management	\$24,408.00	
HOA Management - special fees	\$10,000.00	
Facilitator (Kim)	\$26,400.00	
Legal/State Registrations/Professional Services	\$20,000.00	
Audit/Accountant	\$5,000.00	
TOTAL PROFESSIONAL FEES	\$85,808.00	

LANDSCAPING		
Landscape Maintenance-Contract	\$247,100.00	
Repair / Maintenance / Grounds	\$17,500.00	Includes \$10,000 for Periwinkle Ct Drainage
Landscape Trees/Shrubs	\$20,000.00	Deep Tree Fertilization/Repl acement
Irrigation System Repair/Maintenance	\$10,000.00	
TOTAL LANDSCAPING	\$294,600.00	

MAINTENANCE		
Exterior Painting	\$12,000.00	
Gutter	\$13,500.00	
Fence/Handrail	\$14,000.00	
HVAC	\$28,000.00	
Snow Removal	\$14,000.00	
Clubhouse Cleaning	\$7,500.00	
Facilities Maintenance	\$6,550.00	Club House, Library, Etc.
RV Parking Maintenance	\$1,000.00	
TOTAL MAINTENANCE	\$96,550.00	

2026 ANNUAL BUDGET

ADMINISTRATION		
Phone/Internet	\$1,600.00	
Insurance	\$8,000.00	
Pump House	\$8,250.00	Utilities/Repairs
Gas/Electric	\$4,800.00	
Irrigation Water	\$2,800.00	
Water	\$400.00	
Trash/Sewer	\$1,200.00	
PHA Sponsored Events	\$3,750.00	
Software Subscription -	\$1,200.00	
Board Training	\$900.00	
Office Supplies	\$1,000.00	
Postage	\$500.00	
Printing & Reproduction	\$4,000.00	
Operating Supplis	\$1,920.00	Janitorial, Library, Kitchen,& Misc Supplies
Bank Charges	\$120.00	
Federal Taxes	\$10,000.00	
State Taxes	\$2,000.00	
TOTAL ADMINISTRATION	\$52,440.00	
CONTRIBUTION TO RESERVE ACCOUNT	\$58,308.00	
Total Expenses	\$587,706.00	
Net Income	\$0.00	