

2026 Foresight Professional Plaza Annual Association Meeting

Tuesday, March 10, 2026, at 4 PM

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

Meeting Code: 817 8571 5186 Passcode: 289234

contact@hoaservicesco.com

Notice

Dear Foresight Professional Plaza Association Owner/s:

Notification: Foresight Professional Plaza Owners Association has scheduled their Annual Meeting for **March 10, 2026, at 4 PM**. The meeting will be held online. See online access information below.

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

Online Access: The meeting will be available only online at Zoom.us. **The Meeting ID # is 817 8571 5186 and the Passcode is 289234.** 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.***

Budget: 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 Association Mgmt. Partners at HOAServices...

2026 Foresight Professional Plaza 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:

Approve: _____ OR Reject: _____

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 Foresight Professional Plaza Association assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ 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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1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 50% (4 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Foresight Professional Plaza – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
5. New Business/Old Business
6. Budget:
 1. Discussion and Adoption of Budget.
 2. The budget is ratified by the Board and automatically adopted and approved at the Annual Meeting unless rejected by a simple majority of owners, whether or not quorum is met in accordance with the Declaration, Art. 17. Budget and Records. Subsection (d).
7. ~~Annual Election~~: Next Annual Meeting will proceed in 2028
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Foresight Professional Plaza

2026 ANNUAL BUDGET - Draft

Income	2023	2024	2025	2026
	Actual	Budget	Actual	Proposed
Association Dues	\$33,906.67	\$32,221.34	\$32,325.28	\$44,000.00
Total Income	\$33,906.67	\$32,221.34	\$32,325.28	\$44,000.00
Expenses				
Repair/Maintenance/Grounds	\$1,781.24	\$5,600.00	\$3,837.71	\$5,800.00
Landscape Maintenance	\$3,940.00	\$4,000.00		
Landscape Maintenance - Contract			\$2,870.00	\$3,000.00
Landscape Maintenance - Non-Contract			\$415.00	\$500.00
Snow Removal	\$2,240.00	\$2,300.00	\$382.50	\$2,300.00
Foresight Master Dues	\$394.07	\$394.07	\$563.45	\$563.45
HVAC Maintenance	\$4,395.46	\$2,790.00	\$6,642.36	\$6,850.00
Parking Lot			\$1,023.80	\$1,100.00
Management (2025/Partial Year)			\$3,600.00	\$5,400.00
Insurance	\$3,960.00	\$3,410.00	\$3,790.00	\$3,800.00
Electricity	\$5,011.70	\$5,200.00	\$4,233.25	\$5,250.00
Water	\$3,137.10	\$3,600.00	\$3,506.76	\$3,600.00
Sewer/Trash	\$4,568.95	\$4,994.00	\$4,371.76	\$4,600.00
Meeting Cost				\$50.00
Office Expense	\$78.45	\$85.00	\$313.27	\$350.00
Misc			\$1,492.20	
Legal/State Registrations/Professional Services			\$1,350.00	\$53.00
Accounting	\$565.00	\$620.00		\$350.00
Total Expenses	\$30,071.97	\$32,993.07	\$38,392.06	\$43,566.45
Net Income	\$3,834.70	-\$771.73	-\$6,066.78	\$433.55

Total Accounts YTD, 01/16/2026:

Operating: \$12,631.47

Units	Sq Footage	Percentage	Dues - Annually	Dues - Monthly
Unit 1,2,3 & 6	5350	0.563752	\$12,402.54	\$1,033.55
Unit 4	740	0.077976	\$1,715.47	\$142.96
Unit 5	800	0.084299	\$1,854.58	\$154.55
Unit 7-8	2600	0.273973	\$6,027.41	\$502.28
Totals	9490	1	\$22,000.00	

Units	Sq Footage	Percentage	Dues - Annually	Dues - Monthly
Unit 9-10	2600	0.273973	\$6,027.41	\$502.28
Unit 11	1300	0.136986	\$3,013.69	\$251.14
Unit 12	1300	0.136986	\$3,013.69	\$251.14
Unit 13, 14, 15 & 16	4290	0.452055	\$9,945.21	\$828.77
Totals	9490	1	\$22,000.00	