

2026 Gold Lake Estates Annual Association Meeting

Wednesday April 8, 2026, at 6 PM

Location: 1313 Gold Lake Dr.

In the Outbuilding, Weather Permitting - Will Move to House

contact@hoaservicesco.com

Notice

Dear Gold Lake Estates Association Owner/s:

Notification: The Gold Lake Estates Owners Association has scheduled their Annual Meeting for **April 8, 2026, at 6 PM**. The meeting will be held at 1313 Gold Lake Dr. in the HOA at Chris and Lisa Allen's outbuilding, weather permitting. If conditions are poor, the meeting will move to their house. Please bring your own folding chair.

Directors Election: The Association needs to elect at least two Members to the Board of Directors for a three-year term. The terms of Chris Allen and Nancy Beavers expire at the meeting. Both may be willing to run again. 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 years' expenses, as well as the annual special assessment from 2024-2026 of \$700.00. 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.

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 20% (5 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Gold Lake Estates HOA – 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: Discussion and Adoption
 - The budget is ratified by the Board and unless 80% of the owners reject it, it is automatically approved at the Annual Meeting, whether or not quorum is achieved, in accordance with the Declaration, Art. VI, Section 6.4
7. Annual Election: At least one member is needed to serve 3-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

Gold Lake Estates Homeowners Association

2026 ANNUAL BUDGET - Draft

Special Assessment of \$2,100 to be Paid over 3 Years or \$700 Due by Oct. 1 each year until Paid in Full Year End 2026

Proposed Annual Dues: \$500.00. Due April 1

	2023	2024	2025	2026
20 units	Actual	Actual	Actual	Proposed
INCOME				
Dues	\$9,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Special Assessment of \$700 x 3 Years		\$13,395.00	\$17,194.38	\$14,000.00
Interest	\$7.09	\$84.49	\$365.59	\$365.00
Reimbursement/s		-\$0.50	\$7.23	
Violation Fees/Fines	\$135.00	-\$135.00		
Total Income	\$9,142.09	\$23,343.99	\$27,567.20	\$24,365.00

*2024-2026

EXPENSES

Landscaping/Irrigation Repairs	\$977.07	\$2,895.36	\$2,446.25	\$2,500.00
Management	\$3,000.00	\$3,550.00	\$3,600.00	\$5,000.04
Insurance	\$1,003.25	\$1,026.80	\$1,035.75	\$1,035.75
Electricity	\$2,288.98	\$1,888.38	\$2,054.47	\$2,300.00
Office/Mailing	\$204.04	\$200.17	\$286.77	\$300.00
Legal/Registrations	\$335.00	\$103.00	\$25.00	\$53.00
Accounting/Taxes	\$190.00	\$250.00	\$279.25	\$300.00
Professional Services		\$150.00		
Capital Reserve	\$623.18	\$13,395.00		\$14,000.00
Total Expenses	\$8,621.52	\$23,458.71	\$9,727.49	\$25,488.79
NET INCOME	\$520.57	-\$114.72	\$17,839.71	-\$1,123.79

Account Balances YTD, 02/11/2026

Operating: \$17,704.95
Reserves: \$32,134.71

Total Combined Balance: \$49,839.66

2026 Gold Lake Estates 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 for 2025:

Yes: _____ OR No: _____

Election: The Association will be voting for at least two members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate 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.

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 Gold Lake Estates 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.