

2026 Glen at Horizon Dr. Annual HOA Meeting Notice

Tuesday, October 27, 2026, 4 – 5 PM
Location: 640 Belford Ave. Grand Jct. 81501

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

Meeting Code: 859 8800 1002 Passcode: 944841

Dear Glen at Horizon Dr. Association Owner/s:

Notice: The Glen at Horizon Dr. Owners Association has scheduled their Annual Meeting for **October 27, 2026, 4 - 5 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

Election: No terms expire at this meeting.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 859 8800 1002 and the Passcode is 944841.** 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 HOA Services, 607 S. 7th Street, Grand Junction, CO 81501 or by email to contact@hoaservicesco.com at least 24 hours prior to the meeting. Returning your proxy will help the Association achieve quorum and conduct scheduled business. Thank you!

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 is requesting that all owners reach out to HOAServices and opt-in to paperless statements/ communications to reduce HOA fees and save a tree. Email contact@hoaservicesco.com.

The Board of Directors,

Christina. Chris & Terria

2026 The Glen at Horizon Dr. 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:

I Approve: ☐ OR I Reject: ☐

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 Glen at Horizon Dr. Homeowners 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.

2026 Glen at Horizon Dr. Annual HOA Meeting Notice

Tuesday, October 27, 2026, 4 – 5 PM
Location: 640 Belford Ave. Grand Jct. 81501
Also Available Online at <https://zoom.us/>
Meeting Code: 859 8800 1002 Passcode: 944841

AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 25% (17 proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Glen at Horizon Dr. – 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:
 - Foundation repairs & general repairs and maintenance
 - Discussion of dues increase to fund general maintenance and potential special assessment in 2027 to fund ongoing foundation repairs
 - Discussion of Rental Move In Fee fine increase due to owners underreporting new tenant/lessee agreements.
6. Budget:
 - The Budget with an increase of 10% or less from the preceding year is ratified by the Board and automatically approved at the Meeting unless a simple majority of those present or by proxy reject the Budget. Art. X. Section 10.9 of the Third Amendment to the Declaration and C.R.S 38-33.3-303(4)(a).
7. ~~Annual Election~~: No Election in 2026 as no terms expire.
 - A. Proxy
 - B. Nominations from the Floor
 - C. Voting
 - D. Announcement of the New Board of Directors
 - E. Close of Election
8. Adjournment

The Glen at Horizon Drive Condominium Association

2027 ANNUAL BUDGET - Draft

Previous Dues: \$285.00 per Month

INCOME: 68 Units

Proposed Dues: \$305.00/Month Effective Jan. 1, 2027			
2025	2026	2026	2027
Actual	YTD	Budget	Proposed
Association Fee Income	\$216,989.00	\$153,115.00	\$232,560.00
Capital Assessment for New Owners	\$4,500.00	\$2,500.00	\$1,000.00
Violation Fees/Fines/Reimbursements/Misc. Fees	\$369.33	\$45.00	
Repair Income	\$324.00	\$145.00	
HOA Pet Fee	\$680.00	\$320.00	\$700.00
Tenant Move In Fee	\$750.00	\$150.00	
Interest	\$2,012.82	\$818.31	\$1,500.00
Total Income	\$225,625.15	\$157,093.31	\$235,760.00

EXPENSES

Building Repairs/Maintenance & Grounds	\$25,301.63	\$68,123.67	\$40,000.00	\$44,080.00
Painting	\$25,704.65	\$28,820.90	\$27,000.00	\$28,500.00
Landscape Maintenance (Contract)	\$42,957.00	\$29,788.85	\$43,000.00	\$46,270.00
Landscape Maintenance-Tree/Shrubs	\$14,613.78		\$14,000.00	\$14,000.00
Irrigation & Landscaping Maintenance & Repairs	\$2,141.56	\$2,865.46	\$6,000.00	\$3,500.00
Snow Removal		\$408.75	\$6,500.00	\$4,500.00
Pet Waste Services	\$3,248.44	\$2,186.45		\$3,300.00
Pest Control	\$8,861.40	\$5,855.00	\$3,750.00	\$6,500.00
Irrigation Water/ Domestic	\$20,297.51	\$7,436.72	\$16,000.00	\$16,000.00
Parking Lot/Street	\$54.33			
Management	\$9,466.68	\$5,833.31	\$10,000.00	\$10,800.00
Insurance	\$36,902.50	\$36,122.56	\$50,000.00	\$36,697.00
Electricity & Reimbursement for 14 Owners	\$10,680.29	\$7,103.83	\$10,000.00	\$10,700.00
Office/Mailing	\$1,210.33	\$543.55	\$1,390.00	\$1,300.00
Banking fees			\$15.00	
Meeting Costs	\$205.00		\$50.00	
Legal/Annual Registration Fees/Professional Services	\$44.00		\$53.00	\$53.00
Accounting	\$300.50	\$300.00	\$250.00	\$300.00
Taxes	\$831.00	\$623.00	\$1,200.00	\$715.00
Capital Reserve	\$13,333.33	\$15,466.64	\$23,256.00	\$25,000.00
Total Expenses	\$216,153.93	\$211,478.69	\$252,464.00	\$252,215.00
NET INCOME	\$9,471.22	-\$54,385.38	-\$16,704.00	\$915.00

Account Balance YTD, 08/14/2026:	
Operating Account:	\$14,239.45
Reserves Saving Account:	\$102,430.19
Total Cash Assets:	\$116,669.64