

2026 Good Hope Townhomes Annual HOA Meeting

Thursday, April 16, 2026, at 3:30 PM

Location: The Bray Ed. Center
640 Belford Ave. Grand Junction, CO

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

Meeting Code: 895 8408 2522 Passcode: 652794

Notice

Dear Good Hope Townhomes Association Owner/s:

Notification: The Good Hope Townhomes Owners Association has scheduled their Annual Meeting for **April 16, 2026, at 3:30 PM**. The meeting will be held at the Bray Ed. Center at 640 Belford Ave. Grand Junction, CO 81501.

Election: The Association needs to elect three Members to the Board of Directors for one-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.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 895 8408 2522 and the Passcode is 652794.** 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 and Proposed Dues Increase: The enclosed drafted budget will be presented for discussion and includes a dues increase. 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 HOA Mgmt. Partners

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

2026 Good Hope Townhomes 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 2026:

Dues Increase to \$280/Month: Yes: _____ OR No: _____

Election: The Association will be voting for three 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

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: _____

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 Good Hope Townhomes 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.

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AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 25% (19 Proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Good Hope Townhomes – 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: Discussion of ongoing maintenance and deferred maintenance
6. Budget: See two budgets. Deferred maintenance has been an issue for decades and the only way to continue timely repairs, replace all roofs, maintain exteriors, including stucco, siding, water line and concrete repairs, the HOA needs to raise dues.
 1. As long as there is not a dues increase greater than 10%, the Budget is ratified by the Board and automatically adopted at the Meeting unless 67% of the Owners reject the Budget in accordance with the Association's Declaration, Art. 5, Section 5.2.3.
 2. When there is a dues increase greater than 10%, a simple majority of those present or by proxy is needed to approve the budget, whether or not quorum is present. Art. 5, Section 5.2.4.
7. Annual Election: Three Members are Needed to Serve 1-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

Good Hope Townhomes

2026 Budget - Draft

Monthly Dues: \$280.00

(76 Units) Effective June 1st

	2024	2025	2025	2026
INCOME	Actual	Actual	Budget	Proposed
Income from Dues	\$223,082.00	\$240,653.04	\$228,000.00	\$243,960.00
New Owner Capital Assessment	\$6,700.00	\$4,000.00		\$3,000.00
New Renter Assessment				
RV Parking Income	\$880.00	\$820.00	\$1,000.00	\$800.00
Interest	\$362.05	\$66.99	\$50.00	\$65.00
Violations Fees/Fines	\$150.00	\$120.00		
Postage/NSF/Misc. Reimbursement		\$245.24		
Total Income	\$231,174.05	\$245,905.27	\$229,050.00	\$247,825.00
EXPENSES				
Repairs/Maint./Grounds/Underground/Gutters	\$12,284.49	\$31,043.24	\$14,250.00	\$19,000.00
Landscape (Contract)	\$10,100.00	\$11,222.20	\$10,100.00	\$10,403.00
Landscaping Trees/Shrubs	\$7,794.60		\$500.00	\$0.00
Landscaping/Irrigation Repair	\$2,219.76	\$796.00	\$3,500.00	\$2,000.00
Pest Control	\$650.00			\$0.00
Snow Removal	\$290.95		\$500.00	\$300.00
Roof Replacement/Repairs	\$6,482.50	\$41,646.86	\$42,000.00	\$42,000.00
Parking Lot			\$500.00	\$0.00
Management	\$9,000.00	\$9,300.00	\$9,000.00	\$10,000.00
Insurance	\$53,164.72	\$50,680.28	\$41,885.00	\$38,217.00
Electrical/Gas	\$868.70	\$908.57	\$870.00	\$925.00
Domestic Water/Sewer & Trash	\$88,906.15	\$97,872.50	\$88,500.00	\$98,000.00
Office/Mailing	\$1,644.41	\$1,451.01	\$1,650.00	\$1,500.00
Bank Charges		\$30.00	\$30.00	\$30.00
Meeting Costs		\$55.00	\$50.00	\$50.00
Legal/Registrations/DORA/SOS	\$103.00	\$81.00	\$103.00	\$100.00
Accounting/Tax Preparation	\$250.00	\$279.25	\$250.00	\$300.00
Prof. Services	\$150.00	\$150.00	\$150.00	
Capital Reserve	\$10,000.00	\$12,916.66	\$15,000.00	\$24,700.00
Total Expenses	\$203,909.28	\$258,432.57	\$228,838.00	\$247,525.00
NET INCOME	\$27,264.77	-\$12,527.30	\$212.00	\$300.00

Total Balances Feb. 1, 2026

Operating: \$58,435.04

Reserves: \$12,502.49

Total Combined: \$70,937.53