

2026 Grace Park II COA Annual Meeting

Tuesday, April 14, 2026, at 3:30 PM

Bray Ed. Center 640 Belford Ave.

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

Meeting Code: 819 1275 2864 Passcode: 920151

contact@hoaservicesco.com

Dear Grace Park II COA Owner/s:

Notification: The Grace Park II Condominium Owners Association has scheduled their Annual Meeting for April 14, 2026, at 3:30 PM. The meeting will be held at the Bray Ed. Center at 640 Belford Ave., as well as online.

Directors Election: The Association needs to elect one (non-voting) Member at Large to the Board of Directors for a two-year term. 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 and Dues Increase: The Association shall increase dues to \$165.00/month, and/or by 5% in accordance with your Declaration, Art. 20, Section (G), (1 - 3), effective June 1, 2026. There is also a proposed special assessment of \$200/unit/owner to replace one roof, also due June 1st, 2026.

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 attend the Annual Meeting as your thoughts and input are greatly appreciated.

Online Access: The meeting will also be available online at Zoom.us.

The Meeting ID # is 819 1275 2864 and the Passcode is 920151. 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.***

The Board of Directors
& Your HOA Mgmt. Partners at HOAServices...

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

Grace Park II COA

2026 Budget-Draft

Proposed Monthly Dues: \$165.00 & (1) Special Assessment/Owner \$200 Due June 1st

92 Units

Previous Dues/Month: \$157

INCOME

	2024	2025	2026
	Actuals	Actuals	Proposed
Dues	\$159,629.68	\$165,956.32	\$182,160.00
Roof Special Assessment			\$18,400.00
Maintenance Reimbursement	\$2,301.20		
Insurance Claim Proceeds			
Postage Reimbursement		\$34.63	
Fees/Fines/Violations		\$45.00	
Interest Income	\$1,806.25	\$515.42	\$510.00
Total Income	\$163,737.13	\$166,551.37	\$201,070.00

EXPENSES

Landscaping Contract & On-site Maintenance Tech	\$32,400.00	\$32,435.67	\$32,435.67
Landscaping Maintenance - Non-contract		\$3,785.57	\$2,000.00
Irrigation Maintenance	\$1,625.64		\$2,000.00
Maintenance/Repairs	\$37,422.26	\$26,030.30	\$27,000.00
HVAC/Coolers	\$23,099.23	\$35,986.97	\$32,000.00
Roof Replacement		\$4,360.76	\$15,500.00
Grounds Maintenance, Pet Waste	\$960.90	\$438.90	\$1,000.00
Pest Control	\$313.50		\$500.00
Irrigation Water	\$491.76	\$506.54	\$510.00
Management	\$11,040.00	\$12,052.00	\$13,248.00
Insurance	\$36,525.48	\$42,920.27	\$44,738.00
Electricity	\$575.02	\$752.79	\$765.00
Trash	\$14,563.76	\$16,883.67	\$17,000.00
Office/Mailing	\$1,815.39	\$1,453.43	\$1,850.00
Meeting Costs		\$50.00	\$50.00
Professional Services/Liens/Misc.		\$425.00	
Legal & State Registration	\$25.00	\$44.00	\$44.00
Federal Taxes	\$5.00	\$577.00	\$595.00
Accounting/Tax Preparation	\$250.00	\$283.50	\$300.00
Capital Reserve	\$16,300.00	\$13,433.32	\$17,000.00
Total Expenses	\$177,412.94	\$192,419.69	\$208,535.67
NET INCOME	-\$13,675.81	-\$25,868.32	-\$7,465.67

Account Balances YTD, 02/10/2026:

Operating:	\$59,930.46
Reserves:	\$25,186.58
Cert. of Deposit:	\$16,967.09

Total Account Balances: \$102,084.13

2026 Grace Park II COA Annual Meeting

Tuesday, April 14, 2026, at 3:30 PM

Bray Ed. Center 640 Belford Ave.

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

Meeting Code: 819 1275 2864 Passcode: 920151

contact@hoaservicesco.com

AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 5% or 5 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Grace Park II – 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 is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless there is an increase in dues greater than 5%, in accordance with the Declaration, Art. 20, Section (G), (1 - 3) and C. R. S. 38-33.3-303(4)(a).
7. Annual Election: At least one Member is needed to serve as a Member at Large (non-voting) for a two-year term
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

2026 Grace Park II COA 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 at least one member 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: _____

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 Grace Park II COA 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.