

# 2026 Helm at Fountainhead Annual Owners Association Meeting

Tuesday, May 26, 2026, at 3:30 PM

**Location: The Bray Ed. Center (BEC) 640 Belford Ave.**

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

**Meeting Code: 812 8019 7448 Passcode: 758914**

[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Notice

**Dear Helm at Fountainhead Association Owner/s:**

**Notification:** The Helm at Fountainhead Owners Association has scheduled their Annual Meeting for May 26, 2026, at 3:30 PM. The meeting will be held at the Bray Ed. Center located at 640 Belford Ave. Grand Junction, CO 81501. The meeting will also be available online. See instructions on this Notice page.

**Directors Election:** The Association is 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](mailto: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 the previous year's 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 812 8019 7448 and the Passcode is 758914.** 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. 7<sup>th</sup> St. Grand Junction, CO 81501 or by email at [contact@hoaservicesco.com](mailto: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...

**2026 Helm at Fountainhead 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:

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 and vote for the members of your choice to the Board. 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 Helm at Fountainhead 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](mailto: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 20% or two Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Helm at Fountainhead – 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: Irrigation and common area landscaping
6. Budget:
  - 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 assessments above 5%, in accordance with the Declaration, Art. VII, Section 2 (a-c).
7. Annual Election: Three members are needed to serve for one-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

# The Helm at Fountainhead HOA, Inc.

2026 ANNUAL BUDGET - Draft

**Dues: \$416.00/Month Effective 7/1/2026. Dues Increase to \$425/Month/Effective 1/1/2027**

9 Units	2023	2024	2025	2026
<b>INCOME</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Projected</b>
Dues	\$34,560.00	\$37,800.00	\$39,150.00	\$44,928.00
Violation Fees/Fines/Reimbursements		-\$9.91		
Interest Income	\$28.17	369.94	\$306.96	\$300.00
<b>Total Income</b>	<b>\$34,588.17</b>	<b>\$38,160.03</b>	<b>\$39,456.96</b>	<b>\$45,228.00</b>
<b>EXPENSES</b>				
Alpine Loan	\$7,515.36	\$7,792.26	\$7,994.10	\$7,792.26
Landscape Maintenance-Contract	\$6,084.50	\$7,600.00	\$7,600.00	\$7,600.00
Landscape Maintenance-Tree/ Shrub	\$747.20	\$2,532.00	\$1,388.95	\$2,400.00
Irrigation, Landscaping, Grounds Maintenance	\$2,417.55	\$3,162.28	\$3,332.25	\$3,400.00
Irrigation Water	\$316.88	\$348.57	\$359.03	\$370.00
Management	\$3,000.00	\$3,450.00	\$3,600.00	\$4,600.00
Insurance	\$6,014.38	\$7,989.62	\$10,396.63	\$14,056.00
Electricity	\$516.15	\$427.56	\$474.87	\$500.00
Meeting Costs			\$55.00	\$55.00
Office/Mailing	\$141.90	\$204.60	\$196.92	\$205.00
Legal/Professional Services	\$250.00	\$125.00	\$300.00	
Registration/Filing SOS & DORA	\$30.00	\$53.00	\$44.00	\$44.00
Accounting/Taxes	\$190.00	\$250.00	\$387.25	\$300.00
Capital Reserve	\$3,400.00	\$3,700.00		\$3,900.00
<b>Total Expenses</b>	<b>\$30,623.92</b>	<b>\$37,634.89</b>	<b>\$36,129.00</b>	<b>\$45,222.26</b>
<b>NET INCOME</b>	<b>\$3,964.25</b>	<b>\$525.14</b>	<b>\$3,327.96</b>	<b>\$5.74</b>

**Account Balances YTD 3/11/2026:**

Operating Account: \$20,783.73

Reserves Account: \$19,019.52