

# 2026 Orchard Valley West Annual Association Meeting

Monday, February 23, 2026, at 6 PM

Location: Fruita Community Center (Peach Room)

324 N Coulson St, Fruita, CO 81521

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

## Notice

Dear Orchard Valley West Association Owner/s:

**Notification:** The Orchard Valley West Owners Association has scheduled their Annual Meeting for February 23, 2026, at 6 PM. The meeting will be held at the Fruita Community Center at 324 Coulson St. Fruita, CO. (Peach Room)

**Election:** The Association needs to elect at least two Members to the Board of Directors for two-year terms. The terms of Sam Atkins and John Bunch expire in 2026 and they may be willing to serve another term if no one steps forward. 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 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.

**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 to be valid.

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 Orchard Valley West 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:

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 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. A total of nine Directors may serve at a time.

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

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 Orchard Valley West 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 a majority of Members present, either in person/online or by proxy.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Orchard Valley West – 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:
  - The budget is ratified by the Board and approved at the Annual Meeting, whether or not quorum is achieved, unless a simple majority of owners reject the budget, (unless there is an increase above 25% from the previous year's budget), in accordance with the Declaration, Art. IV, Section 3. a. – c and C. R. S. 38-33.3-303(4)(a).
7. Annual Election: At least two members are needed to serve for two-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

# *Orchard Valley West Association*

## 2026 ANNUAL BUDGET - Draft

**Annual Dues: \$205.00 Due March 1st**

Previous Annual Dues: \$205.00

137 Units

### INCOME

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposal
Dues	\$32,360.00	\$28,455.48	\$28,085.00	\$28,085.00
Bad Debt/Fees/Fines	\$50.00			
Postage Reimbursement	\$44.89	\$185.33		\$185.00
Violation Fees/Fines	\$1,000.00			
Interest Income	\$1,103.13	\$741.29	\$350.00	\$500.00
<b>Total Income</b>	<b>\$34,558.02</b>	<b>\$29,382.10</b>	<b>\$28,435.00</b>	<b>\$28,770.00</b>

### EXPENSES

Landscape Maintenance-Contract	\$5,040.00	\$5,150.00	\$5,040.00	\$5,150.00
Irrigation, Landscaping, Grounds Maintenance	\$560.00	\$336.08	\$1,500.00	\$500.00
Trash	\$75.71			
HOA Management (2024 Start Up Fee)	\$15,796.00	\$14,796.00	\$14,796.00	\$14,796.00
Insurance	\$748.00	\$841.00	\$750.00	\$841.00
Office/Mailing	\$1,305.84	\$1,164.26	\$1,350.00	\$1,350.00
Legal/Professional Services	\$50.00			
Registration/SOS/DORA Fees	\$53.00	\$44.00	\$53.00	\$53.00
Accounting & Tax Preparation	\$250.00	\$279.25	\$254.00	\$300.00
State and Federal Taxes	\$3.94	\$343.00		\$350.00
Irrigation Water	\$1,242.90		\$1,250.00	\$2,500.00
Electricity	\$330.11	\$344.55	\$390.00	\$350.00
Professional Services	\$300.00			
Meeting Expense	\$50.00	\$50.00	\$50.00	\$50.00
Capital Reserve	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
<b>Total Expenses</b>	<b>\$28,805.50</b>	<b>\$26,348.14</b>	<b>\$28,433.00</b>	<b>\$29,240.00</b>

### NET INCOME

	\$5,752.52	\$3,033.96	\$2.00	-\$470.00
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### Account Balances YTD, Jan. 1, 2026:

Operating Account: \$23,402.11

Reserves Account 1: \$46,262.74

**Total Cash Assets: \$69,664.85**