

2026 Peaks at Redlands Mesa Annual Owners Association Meeting

Thursday, May 21, 2026, at 3:30 PM

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

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

Meeting Code: 832 6205 4075 Passcode: 639968

Notice

Dear Peaks at Redlands Mesa Association Owner/s:

Notification: The Peaks at Redlands Mesa Owners Association has scheduled their Annual Meeting for May 21, 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 for details.

Directors Election: No terms expire at this meeting. The next election will take place in 2028.

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 832 6205 4075 and the Passcode is 639968.** 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...

2026 Peaks at Redlands Mesa 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:

Approve: _____ **OR** Reject: _____

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 Peaks at Redlands Mesa 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 Peaks at Redlands Mesa Annual Owners Association Meeting

Thursday, May 21, 2026, at 3:30 PM

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

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

Meeting Code: 832 6205 4075 Passcode: 639968

AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% 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 – Peaks at Redlands Mesa – 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: Discuss retaining wall on west side of association.
6. Budget:
 - There is no proposed dues increase for 2026.
 - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a majority of Owners reject the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. IV, Section 4.6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).
7. Annual Election: No election in 2026
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Peaks at Redlands Mesa Budget

2026 Budget Draft

\$265/Month (25 Units)

	2024	2025	2026
INCOME	Actual	Actual	Proposed
Income from Operations	\$73,922.00	\$77,408.21	\$79,500.00
Special Assessment Income	\$1,500.00	\$29,565.00	
One Time Reserves Contribution for Painting		\$13,200.00	
Interest	\$29.01	\$31.62	\$31.00
Violation Fees/Fines/Reimbursement/s	\$28.55	\$24.98	
Total Income	\$75,479.56	\$120,229.81	\$79,531.00

Expenses

Landscape (Contract)	\$2,728.08	\$3,000.78	\$3,150.82
Irrigation Repairs	\$351.15	\$800.88	\$850.00
Repair & Maintenance	\$14,433.35	\$8,091.42	\$6,000.00
Painting/Stucco		\$46,124.14	
Grounds	\$1,149.84	\$709.26	\$1,250.00
Snow Removal	\$1,098.90	\$1,348.60	\$2,000.00
Pet Waste Services		\$1,149.84	\$1,100.00
Pest Control		\$252.00	\$300.00
Management	\$6,450.00	\$6,600.00	\$7,000.00
Master Association Dues (\$500/Owner)	\$12,000.00	\$12,000.00	\$12,500.00
Insurance G/L & D/O	\$25,431.25	\$30,808.25	\$36,845.00
Electricity	\$407.20	\$435.09	\$445.00
Office/Mailing	\$377.86	\$538.77	\$540.00
Misc./Meeting Costs		\$55.00	\$55.00
Legal/Professional Fees	\$50.00		
Registration and Filing Fees	\$85.00	\$44.00	\$53.00
Tax Preparation & Filing	\$250.00	\$283.50	\$300.00
Federal & State Taxes	\$25.00		
Bank Charges	\$7.00		\$7.00
Capital Reserve	\$14,400.00	\$13,200.00	\$7,135.18
Total Expenses	\$79,244.63	\$125,441.53	\$79,531.00

NET INCOME	-\$3,765.07	-\$5,211.72	\$0.00
-------------------	--------------------	--------------------	---------------

Balances YTD, 4/16/2026:

Operating Account:	\$23,857.61
<u>Reserves Account:</u>	<u>\$53,814.00</u>
Total Balance:	\$77,671.61