

2026 The Preserve (PRSV) Annual Association Meeting

Thursday, February 26, 2026, at 3:30 PM

Location: Bray Ed. Center & Online

640 Belford Ave. Grand Junction, CO

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

Meeting Code: 831 3581 8388 Passcode: 650637

contact@hoaservicesco.com

Notice

Dear Preserve (PRSV) Association Owner/s:

Notification: The Preserve (PRSV) Owners Association has scheduled their Annual Meeting for **February 26, 2026, at 3:30 PM**. The meeting will be held at the Bray Ed. Center at 640 Belford Ave. and online. For online access information, see below.

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 831 3581 8388 and the Passcode is 650637.** 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: 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 do not hesitate to contact us before the scheduled meeting.

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

2026 The Preserve (PRSV) Annual Association Meeting

Thursday, February 26, 2026, at 3:30 PM

Location: Bray Ed. Center & Online

640 Belford Ave. Grand Junction, CO

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

Meeting Code: 831 3581 8388 Passcode: 650637

contact@hoaservicesco.com

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% (5 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – The Preserve (PRSV) – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
5. New Business/Old Business
6. Budget:
 1. Discussion and Adoption of Budget.
 2. The budget is ratified by the Board and automatically adopted and approved at the Annual Meeting, whether or not quorum is met (as long as there is not an increase of or above 10%) in accordance with the Declaration, Art. III, Section 1 – 3 (a – c).
7. Annual Election: Three members are needed to serve for 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

The PRSV Homeowners Association, Inc.

2026 Budget Draft

	2024	2025	2025	2026
	Actual	YTD	Budget	Projected
Expenses				
Repairs , Maintenance & Road Reserve	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Irrigation Water	\$10,750.00	\$10,750.00	\$10,800.00	\$10,800.00
Management	\$3,999.96	\$3,999.96	\$4,300.00	\$6,000.00
Insurance	\$646.00	\$712.00	\$650.00	\$712.00
Common Electric	\$157.50	\$163.82	\$160.00	\$170.00
Office/Mailing/Meeting Expense	\$305.24	\$431.96	\$340.00	\$310.00
Legal/Registrations	\$103.00	\$44.00	\$53.00	\$53.00
Accounting/Tax Preparation/Taxes	\$251.87	\$429.00	\$310.00	\$500.00
Capital Reserve	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
Total Expenses	\$22,813.57	\$23,130.74	\$23,213.00	\$25,145.00

Accounts YTD 2026:

Operating Cash: \$23,730.50

Reserve Savings: \$30,210.84

Total Cash Assets: \$53,941.34

PRSV Assessment Calculation 2026				
	All Lots Except G (25)	Preserve Lane Only Lots (21)	Outlot G (22 or 26)	Total Budget
Redlands Irrigation Water	\$10,800.00	-	-	\$10,800.00
Repairs , Maintenance (Common Areas and Road)	-	\$0.00	\$0.00	
Legal	\$50.96	-	\$2.04	\$53.00
Tax Preparation	\$480.77	-	\$19.23	\$500.00
Management	\$5,769.23	-	\$230.77	\$6,000.00
Office Expense	\$298.08	-	\$11.92	\$310.00
Common Electric	-	\$162.27	\$7.73	\$170.00
Insurance	\$684.62	-	\$27.38	\$712.00
Fed/State Taxes	-	-	-	
Replacement Road Reserve	-	\$2,863.64	\$136.36	\$3,000.00
Capital Reserve	-	\$3,436.36	\$163.64	\$3,600.00
Total Expenses Group	\$18,083.65	\$6,462.27	\$599.07	\$25,145.00
Total Expenses Group Divided by Column	\$723.35	\$1,031.07	\$599.07	

Assessments Due March 1st & Can Be Paid Quarterly or Monthly			
Outlot G:	\$599.07	(x1)	\$599.07
Lots 5,7,14 & 15	\$723.35	(x4)	\$2,893.38
All Other Lots	\$1,031.07	(x21)	\$21,652.54
			\$25,145.00

Rounding error of .08

Unit Dues
2015F.25
574PRESE
575PRESE
576PRESE
578PRESE
579PRESE
580PRESE
582PRESE
583PRESE
584PRESE
585PRESE
586PRESE
58720.75
587PRESE
588PRESE
58920.75
589PRESE
590PRESE
591PRESE
592PRESE
593PRESE
594PRESE
596PRESE
598PRESE
600PRESE

2026 The Preserve (PRSV) 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:

Approve: _____ OR Reject: _____

Election: The Association will be voting for three 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.

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 The Preserve (PRSV) Association assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ 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.



Your HOA Needs You! Volunteer to Serve on the Board of Directors

The current **Board of Directors** is reaching out to all Association members with an important reminder:

✦ **We need volunteers to serve on the Board in the upcoming Annual Meeting in 2026!** ✦

Serving on the Board is a great way to:

- Have a voice in community decisions
 - Help maintain and improve our neighborhood
 - Build connections with your neighbors
- Ensure our community continues to thrive

If you haven't yet considered it, we encourage you to think about **volunteering in the future**. Your time and input make a real difference!

✉ **Interested or want more information?**
Email us at: contact@hoaservicesco.com

