

# 2026 Swan Meadows Annual Association Meeting

Thursday, March 12, 2026, at 3:30 PM

**Location: Bray Ed. Center – 640 Belford Ave.**

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

**Meeting Code: 863 9539 5174 Passcode: 894783**

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

## Notice

**Dear Swan Meadows Association Owner/s:**

**Notification and Location:** The Swan Meadows Owners Association has scheduled their Annual Meeting for **March 12, 2026, at 3:30 PM**. The meeting will be held at the Bray Ed. Center: 640 Belford Ave. Grand Junction, CO 81501. Online instructions are available 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](mailto: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 863 9539 5174 and the Passcode is 894783.** 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.***

**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.

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

**2026 Swan Meadows 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

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**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 Swan Meadows 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% (13 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) – Swan Meadows – 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 any increase of 10% or less is automatically adopted and approved by the Board of Directors in accordance with the Declaration, Art. III, Section 3 a. & b.
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

# Swan Meadows Homeowners Association, Inc.

## 2026 ANNUAL BUDGET - Draft

Annual Dues: \$320.00

63 Units

### INCOME

	2024	2025	2025	2026
	Actual	Actual	Budget	Proposed
Dues	\$19,025.00	\$18,950.00	\$20,160.00	\$20,160.00
Capital Maintenance Fee for New Buyers	\$2,000.00	\$500.00	\$1,000.00	\$1,000.00
Lien Filing Reimbursement	\$100.00			
Interest Income	\$197.76	\$178.59	\$20.00	\$175.00
Postage Reimbursement	\$11.07	\$12.23		\$13.00
<b>Total Income</b>	<b>\$21,333.83</b>	<b>\$19,640.82</b>	<b>\$21,180.00</b>	<b>\$21,348.00</b>

### EXPENSES

Landscaping/Irrigation/Grounds Repair/Weeds & Maint.	\$7,587.88	\$7,434.40	\$6,500.00	\$7,500.00
Irrigation Water	\$571.31	\$588.49	\$600.00	\$600.00
Management	\$6,550.00	\$6,600.00	\$6,500.00	\$7,000.00
Electricity	\$2,065.68	\$2,211.14	\$3,500.00	\$2,500.00
Insurance	\$838.00	\$1,053.25	\$838.00	\$1,053.25
Office/Mailing	\$702.00	\$650.42	\$700.00	\$705.00
Legal/Registrations/Prof. Services	\$60.00	\$44.00	\$300.00	\$53.00
Lien	\$400.00	\$200.00		
Accounting/Taxes	\$250.00	\$280.00	\$250.00	\$300.00
Meeting Expenses			\$50.00	\$50.00
Capital Reserve	\$1,925.01	\$1,583.31	\$1,900.00	\$1,500.00
<b>Total Expenses</b>	<b>\$20,949.88</b>	<b>\$20,645.01</b>	<b>\$21,138.00</b>	<b>\$21,261.25</b>
<b>NET INCOME</b>	<b>\$383.95</b>	<b>-\$1,004.19</b>	<b>\$42.00</b>	<b>\$86.75</b>

### Balance of Accounts YTD 01/16/2026:

Operating Account:	\$2,085.30
Reserve Savings Account:	\$12,139.43
<b>Total Account Balances:</b>	<b>\$14,224.73</b>