

2026 Treehaven Annual Association Meeting

Wednesday, May 13, 2026, at 3:30 PM

Location: Bray Ed. Center 640 Belford Ave.

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

Meeting Code: 889 7783 7309 Passcode: 362579

contact@hoaservicesco.com

Notice

Dear Treehaven Association Owner/s:

Notification: The Treehaven Owners Association has scheduled their Annual Meeting for **May 13, 2026, at 3:30 PM**. The meeting will be held at the **Bray Ed. Center located at 640 Belford Ave.** Grand Junction, CO 81501, as well as online. See online access on this notification page.

Directors 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.

Budget: The enclosed drafted budget will be presented for discussion. Review the budget as there is a proposed dues increase. 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.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 889 7783 7309 and the Passcode is 362579.** 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 Treehaven 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 ONE of the proposed budgets for 2026. New Dues Shall Increase 6/1/2026:

Budget (1) Dues Increase to \$173.25/Month Yes: _____

OR

Budget (2) Dues Increase to \$181/Month. Yes: _____

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 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 Treehaven 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.

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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 5 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Treehaven – 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
 - Discussion of tree care
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 a dues increase greater than 5% from the previous year, in accordance with the Declaration, Art. III, Section 3 (a-c) and C.R.S. 38-33.3-303(4)(a).
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

Treehaven Homeowners Association, Inc.

2026 ANNUAL BUDGET - Draft

Proposed Monthly Dues: \$173.25/month Due July 1st. 5% Increase

Proposed Monthly Dues: \$181.00/month Due July 1st. 10% Increase

Units: 23	2024	2025	2026 Budget	2026 Budget
	Actual	Actual	5% Increase	10% Increase
Association Dues	\$38,926.00	\$43,531.70	\$47,817.00	\$49,956.00
Special Assessment	\$130.00			
New Buyer Capital Assessment		\$600.00	\$400.00	\$400.00
Fees/Fines & Reimbursements	-\$144.77			
Interest Income	\$362.70	\$177.77	\$170.00	\$170.00
Total Income	\$39,273.93	\$44,309.47	\$48,387.00	\$50,526.00

Landscape Maintenance-Contract (Thompson's Enterprise)	\$17,064.00	\$18,614.00	\$18,614.00	\$18,614.00
Landscape Maintenance-Tree/Shrubs Repairs	\$1,676.00		\$10,000.00	\$10,000.00
Irrigation Contract	\$3,409.88	\$2,309.61	\$1,300.00	\$1,300.00
Irrigation System Maintenance			\$1,200.00	\$1,200.00
Snow Removal	\$85.00		\$500.00	\$500.00
Irrigation Water	\$592.83		\$600.00	\$600.00
Management	\$3,180.00	\$3,830.00	\$5,000.04	\$5,000.04
Insurance	\$11,973.36	\$16,036.64	\$12,303.00	\$12,303.00
Electricity	\$541.98	\$435.99	\$500.00	\$500.00
Office Expense	\$478.55	\$419.01	\$500.00	\$500.00
Meeting Costs		\$125.00	\$50.00	\$50.00
Bank Charges	\$174.54		\$5.00	\$5.00
Legal/Professional Services	\$125.00			
Taxes/Federal/State	\$20.00	\$81.00	\$85.00	\$85.00
Registration Fees	\$25.00	\$44.00	\$53.00	\$53.00
Accounting/Tax Prep	\$250.00	\$268.03	\$300.00	\$300.00
Reserves			\$4,700.00	\$4,700.00
Total Expenses	\$39,596.14	\$42,163.28	\$55,710.04	\$55,710.04
Net Income	-\$322.21	\$2,146.19	-\$7,323.04	-\$5,184.04

Account Balances YTD April 2026:

Operating Cash: \$9,117.45

Reserve/Money Market: \$5,979.52

Total Cash Assets: \$15,096.97