

2026 Village at Fountain Greens Annual Owners Association Meeting
Tuesday, May 19, 2026, at 3:30 PM

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

Also Available Online at Zoom.us

Meeting Code: 847 9380 8113 Passcode: 145439

contact@hoaservicesco.com

Notice

Dear Village at Fountain Greens Association Owner/s:

Notification: The Village at Fountain Greens Owners Association has scheduled their Annual Meeting for **May 19, 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.

Directors Election: No terms expire at this meeting. The next election will be held in 2027.

Budget: **There is a proposed dues increase. See the budget in this packet.** The association has no choice but to fund building repairs and the reserves. Many financial institutions will no longer fund mortgages when reserves are less than 10% of annual gross income. Building D is scheduled for the bulk of exterior building maintenance in 2026. Each year, contractors determine which building is next in line for major repairs. Due to their location, the sun/wind/rain degrades some buildings faster than others, which is why a simple building schedule does not work for major annual repairs.

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 847 9380 8113 and the Passcode is 145439. 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 Village at Fountain Greens 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 Village at Fountain Greens 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 Village at Fountain Greens Annual Owners Association Meeting

Tuesday, May 19, 2026, at 3:30 PM

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

Also Available Online at Zoom.us

Meeting Code: 847 9380 8113 Passcode: 145439

contact@hoaservicesco.com

AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% or 20 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Village at Fountain Greens – 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 is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless 67% of the Owners reject the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. III, Section 6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).
7. Annual Election: No terms expire in 2026. The next election will take place in 2027.
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Village at Fountain Greens Condominium Association, Inc.

2026 ANNUAL BUDGET - Draft Monthly Dues: \$330.00. Effective July 1st

Units: 99. Actual expenses are for calendar year 1/1 - 12/31

Income

	2024	2025	2026
	Actual	Actual	Budget
Association Dues	\$279,315.00	\$320,932.00	\$392,040.00
Garage Dues	\$2,115.00	\$2,385.00	\$2,400.00
Violation Fees/Fines & Reimbursements	-\$70.17	\$611.14	
Maintenance Reimbursement		\$105.00	
New Owner One-time Capital Maint. Assessment	\$5,250.00	\$4,500.00	\$3,000.00
Insurance Claim Proceeds	\$3,977.60		
Reserves Contribution	\$50,000.00	\$0.00	
Interest Income	\$472.27	\$87.99	\$90.00

Total Income

\$341,059.70	\$328,621.13	\$397,530.00
---------------------	---------------------	---------------------

Expenses

Repair & Maintenance/Grounds/Parking Lots	\$69,292.14	\$45,144.08	\$95,000.00
Scheduled Building Painting	\$53,139.45		\$47,545.00
Landscape Maintenance-Contract	\$18,538.62	\$19,835.00	\$20,670.00
Landscape Maintenance-Tree/Shrubs Repairs	\$20,838.90	\$8,459.00	\$12,000.00
Landscaping/Irrigation Repair	\$14,238.49	\$11,095.00	\$12,000.00
Snow Removal	\$2,585.25	\$746.25	\$1,500.00
Pest Control & Pest Waste	\$375.50	\$410.50	\$3,150.00
Fire Inspections	\$830.00	\$800.00	\$850.00
Management	\$11,484.00	\$11,880.00	\$12,990.00
Alarm Monitoring, Alarm Line & Security	\$19,549.50	\$20,826.16	\$21,200.00
Insurance	\$39,082.66	\$48,735.00	\$30,335.00
Property Tax	\$72.84	\$71.12	\$73.00
Electricity	\$7,441.31	\$9,183.25	\$9,250.00
Water & Sewer	\$59,679.37	\$61,954.75	\$62,250.00
Trash	\$23,150.27	\$24,126.74	\$24,200.00
Meeting Costs		\$55.00	\$55.00
Office Expense	\$2,245.69	\$1,921.83	\$2,000.00
Legal/Registration DORA & SOS/Bank	\$110.00	\$44.00	\$44.00
Bank Fees		\$15.00	\$15.00
Accounting/Tax Prep	\$250.00	\$279.25	\$300.00
Federal/State Taxes	\$60.00	\$125.00	\$125.00

Reserve Account

\$40,000.00

Total Expenses

\$342,963.99	\$265,706.93	\$395,552.00
--------------	--------------	--------------

Net Income

-\$1,904.29	\$62,914.20	\$1,978.00
--------------------	--------------------	-------------------

Account Balances YTD, 03/12/2026:

Operating Account: \$114,496.49

Reserves Account: \$7,785.83

Total Cash Assets: \$58,728.98