

2026 Wellington III Annual Association Meeting

Tuesday, March 17, 2026, at 4 PM
Location: 640 Belford Ave. Grand Jct. 81501

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

Meeting Code: 867 0268 7180 Passcode: 179742

contact@hoaservicesco.com

Notice

Dear Wellington III Association Owner/s:

Notification: The Wellington III Medical Building Owners Association has scheduled their Annual Meeting for **March 17, 2026, at 4 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction, CO.

Election: The Association is to elect two Members to the Board of Directors for three-year terms. The terms of Dr. Feghali and Dr. Steel expire at this meeting. 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. 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 867 0268 7180 and the Passcode is 179742.** 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 Wellington III 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 two members to be elected to the Board of Directors. Use this Proxy to nominate a member of your choice to the Board. The Vote shall be concluded at the Annual Meeting.

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 Wellington III 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 51% and/or (7 Owners/Proxies/Units).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com –Wellington III Medical Building – 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 automatically approved at the Annual Meeting whether or not quorum is achieved unless a majority of owners reject it.
7. Annual Election: Two members are needed to volunteer for a 3-year term.
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Wellington III Condo Association, Inc.

2026 Annual Budget - Draft

Monthly Dues Remain the Same

	2024	2025	2025	2026
	Actual	Actual	Budget	Proposed
INCOME				
Association Dues	\$339,030.26	\$336,992.04	\$366,269.13	\$366,269.13
Postage Reimbursement		\$25.14		
Interest Income	\$5,727.74	\$2,540.01	\$5,000.00	\$2,600.00
Total Income	\$344,758.00	\$339,557.19	\$371,269.13	\$368,869.13
EXPENSES				
Landscaping Contract	\$4,700.00	\$1,964.19	\$4,700.00	\$4,500.00
Landscape, Trees/Shrubs	\$2,277.00	\$1,177.23	\$5,000.00	\$11,000.00
Landscape/Irrigation Repair/Grounds Non-Contract	\$16,828.15	\$8,322.86	\$16,000.00	\$10,000.00
Repair & Maintenance	\$30,499.92	\$47,872.00	\$30,000.00	\$36,000.00
Janitorial-Contract	\$56,400.00	\$57,900.00	\$57,900.00	\$57,900.00
Janitorial - other	\$2,112.42			
Janitorial Supplies, Carpet Cleaning	\$11,776.11	\$10,243.04	\$17,500.00	\$11,500.00
Windows	\$660.00	\$1,800.00	\$1,300.00	\$1,800.00
Common Area Cleaning	\$425.39			
HVAC	\$8,020.41	\$7,676.71	\$8,200.00	\$8,000.00
Elevator Expenses	\$61,556.42	\$1,775.21	\$3,500.00	\$3,000.00
Elevator- Contract	\$2,184.44	\$6,019.56	\$6,000.00	\$6,100.00
Snow Removal	\$1,345.85		\$3,500.00	\$3,500.00
Pest Control	\$1,666.50	\$2,421.70	\$1,700.00	\$2,500.00
Sign Repair and Maintenance	\$163.90			\$500.00
Fire Inspection	\$648.10	\$80.00		\$700.00
Parking Lot/Sweeping/Asphalt Sealing	\$558.00	\$1,706.00	\$2,500.00	\$2,500.00
Management	\$9,725.00	\$10,650.00	\$10,650.00	\$10,650.00
Security Services	\$3,262.50	\$2,730.00	\$3,900.00	\$7,600.00
Alarm Line	\$1,023.74	\$1,132.12	\$1,050.00	\$1,150.00
Insurance	\$14,599.00	\$17,066.00	\$15,000.00	\$9,600.00
Property Taxes	\$60,714.93	\$59,955.64	\$78,900.00	\$80,000.00
Electric/Gas	\$62,312.20	\$61,350.98	\$63,000.00	\$62,000.00
Water & Sewer	\$7,965.87	\$7,264.26	\$8,000.00	\$7,600.00
Trash	\$8,612.53	\$10,893.56	\$8,500.00	\$10,900.00
Office Expense	\$549.34	\$1,249.69	\$550.00	\$1,300.00
Legal/Prof. Services	\$186.27		\$100.00	
Tax Preparation	\$275.00	\$352.00	\$250.00	\$360.00
Federal Taxes				
Registration Fees: DORA/SOS	\$40.00	\$74.00	\$53.00	\$74.00
Capital Reserve			\$20,000.00	\$18,000.00
Total Expenses	\$371,088.99	\$321,676.75	\$367,753.00	\$368,734.00
Net Income	-\$26,330.99	\$17,880.44	\$3,516.13	\$135.13

Accounts Feb. 1, 2026:

Operating Balance: \$136,650.01

Reserve Savings Account: \$175,473.55

Total Association Balance: \$312,123.56