

2026 Apple Glen West Annual HOA Meeting

Thursday, January 22, 2026, at 3:30 PM

Location: Bray Ed. Center

640 Belford Ave. Grand Junction, CO. 81501

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

Meeting Code: 829 9789 7595 Passcode: 645580

contact@hoaservicesco.com

Notice

Dear Apple Glen West Association Owner/s:

Notification: The Apple Glen West Owners Association has scheduled their Annual Meeting for January 22, 2026, at 3:30 PM. The meeting will once again be held at the Bray Ed. Center at 640 Belford Ave. Grand Junction, CO 81501 and available online.

Election: The Association is 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 and must be a member in good standing.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 829 9789 7595 and the Passcode is 645580.** 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/Dues: 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 HOA Mgmt. Partners

2026 Apple Glen West 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 members 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: _____

Cumulative Voting is not permitted.

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 Apple Glen West Homeowners 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 40% (15 Proxies/Owners)
4. ~~Approval of last year's Annual Meeting Minutes~~: New HOA. No previous minutes.
5. New Business/Old Business: New Association Information
6. Budget:
 1. The Board ratifies the budget and it is automatically adopted at the Annual Meeting, whether or not quorum is established, unless 60% of owners, in-person or by proxy, reject the budget, in accordance with the Association's Declaration, Art. V. Section 5.22.
7. Annual Election: The owners need to elect three Members to the Board of Directors 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

Apple Glen West HOA

2026 ANNUAL BUDGET- Draft

Annual Dues: \$350

36 Units

	2024	2025	2025	2026
	Actual	YTD Actual	Budget	Proposed
INCOME				
Association Dues Income		\$12,600.46	\$12,600.00	\$12,600.00
Declarant Loan	\$3,600.00			
Buyer Capital Assessment Fee	\$8,050.00	\$8,400.00	\$5,500.00	\$2,500.00
Misc. Income/Violation Fees/Fines		-\$15.00		
Interest Income	\$1.51	\$17.22	\$2.00	\$5.00
Total Income	\$11,651.51	\$21,002.68	\$18,102.00	\$15,105.00
EXPENSES				
Landscape Maint. Contract				\$5,000.00
Irrigation-Landscaping Repairs & Grounds Maint.				\$1,000.00
Management	\$1,200.00	\$4,000.00	\$4,800.00	\$6,000.00
Insurance	\$857.00	\$325.00	\$857.00	\$857.00
Office Expense	\$187.66	\$269.22	\$350.00	\$300.00
Bank Charges/Misc. Prof. Services/Legal	\$50.00			\$50.00
State Registrations: DORA & SOS	\$10.00	\$44.00	\$53.00	\$53.00
Accounting/Taxes	\$250.00	\$275.00	\$250.00	\$250.00
Declarant Loan			\$3,600.00	
Capital Reserve		\$1,500.00	\$1,500.00	\$1,500.00
Total Expenses	\$2,554.66	\$6,413.22	\$11,410.00	\$15,010.00
NET INCOME	\$9,096.85	\$14,589.46	\$6,692.00	\$95.00

Account Balances YTD, 11/12/2025:

Operating Cash: \$23,266.27
 Reserve Savings Account: \$1,500.02

Total Balances: \$24,766.29