

# 2024 Sundance Village Annual Association Meeting

Thursday, February 15, 2024, at 3 PM  
Location: 640 Belford Ave. Grand Jct. 81501  
Also Available Online at <https://zoom.us/>  
**Meeting Code: 892 9363 3559 Passcode: 581456**  
[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Notice

Dear Sundance Village Association Owner/s:

**Notification:** The Sundance Village Owners Association has scheduled their Annual Meeting for **February 15, 2024, at 3 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

**Directors Election:** The Association needs to elect three Members to the Board of Directors for two-year terms. Cary Perino, Kathy Rehberg and Kent Thompson are willing to serve another term. 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 892 9363 3559 and the Passcode is 581456**. 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.

**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 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 at HOAServices...

**2024 Sundance Village 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 for 2024:

Yes: \_\_\_\_\_ OR No: \_\_\_\_\_

**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 Cary Perino to serve on the Board of Directors

I Nominate Kathy Rehberg to serve on the Board of Directors

I Nominate Kent Thompson 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 Sundance Village Association, a Colorado Owners 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% (7 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) – Sundance Village – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
5. New Business/Old Business
6. Budget:
  1. The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a majority of owners reject it, in accordance with the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).
  2. Discussion and Adoption of Budget.
7. Annual Election: Three members are needed to serve for 2-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

# Sundance Village Condominium Association, Inc.

## 2024 ANNUAL BUDGET- Draft

Monthly Dues: \$195.00

Monthly Garage Dues: \$15.00

32 Units & 50 Garages

	2021	2022	2023	2024
	Actual	Actual	Actual	Proposed
<b>INCOME</b>				
Association Dues Income	\$71,958.00	\$71,040.00	\$68,130.00	\$74,880.00
Garage Dues	\$9,000.00	\$9,170.00	\$9,000.00	\$9,000.00
Reserves Allocation for Painting		\$24,860.00		
Buyer Capital Assessment Fee	\$2,550.00	\$3,550.00	\$1,600.00	\$1,500.00
Violation Fees/Fines		\$105.39	\$60.00	
HOA Pet Fee		\$250.00	\$430.00	\$200.00
Interest Income	\$2.79	\$2.31	\$3.96	\$2.00
<b>Total Income</b>	<b>\$83,510.79</b>	<b>\$108,977.70</b>	<b>\$79,223.96</b>	<b>\$85,582.00</b>
<b>EXPENSES</b>				
Maintenance & Repairs	\$5,449.78	\$11,092.18	\$3,119.28	\$5,000.00
Painting	\$148.50	\$24,860.00		\$400.00
Garage Repairs & Maintenance	\$805.00	\$2,104.00	\$1,474.00	\$1,200.00
Landscaping (Contract)	\$15,715.00	\$17,574.40	\$18,497.00	\$19,200.00
Landscaping, Irrigation, Repairs, Grounds	\$10,656.50	\$3,378.50	\$863.32	\$3,000.00
Pest Control	\$2,100.00	\$1,790.00	\$1,476.00	\$1,790.00
Snow Removal	\$1,125.00	\$3,842.00	\$1,588.50	\$1,500.00
Management	\$3,264.00	\$3,264.00	\$3,600.00	\$4,200.00
Insurance	\$9,462.37	\$11,254.03	\$11,287.92	\$11,300.00
Common Electric	\$3,289.82	\$2,939.59	\$2,890.42	\$3,000.00
Water & Sewer	\$24,121.09	\$20,227.55	\$21,780.50	\$22,500.00
Trash Service	\$7,290.00	\$7,590.00	\$8,352.90	\$8,500.00
Office Expense	\$192.18	\$156.76	\$669.64	\$650.00
Legal/Registrations	\$39.00	\$389.00	\$53.00	\$50.00
Bank Charges/Misc. Prof. Services	\$107.60		\$1.50	
Accounting/Taxes	\$190.00	\$190.00	\$190.00	\$250.00
Capital Reserve	\$2,854.63		\$2,854.63	\$2,854.63
<b>Total Expenses</b>	<b>\$86,810.47</b>	<b>\$110,652.01</b>	<b>\$78,698.61</b>	<b>\$85,394.63</b>
<b>NET INCOME</b>	<b>-\$3,299.68</b>	<b>-\$1,674.31</b>	<b>\$525.35</b>	<b>\$187.37</b>

Account Balances YTD:

Operating Cash: \$5,465.56

Reserve Savings Account: \$3,131.95

**Total Cash Assets: \$8,597.51**