

# 2024 Peaks at Redlands Mesa Annual Owners Association Meeting

Wednesday, August 28, 2024, at 3 PM  
Location: 640 Belford Ave. Grand Jct. 81501  
Also Available Online at <https://zoom.us/>  
**Meeting Code: 839 7560 4304 Passcode: 539148**  
[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Notice

Dear Peaks at Redlands Mesa Association Owner/s:

**Notification:** The Peaks at Redlands Mesa Owners Association has scheduled their Annual Meeting for **August 28, 2024, at 3 PM.** The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

**Directors Election:** No terms expire in 2024. The next election will be 2025.

**Budget:** 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 839 7560 4304 and the Passcode is 539148.** 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.***

The Board of Directors  
& Your HOA Mgmt. Partners at HOAServices...

# 2024 Peaks at Redlands Mesa 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: \_\_\_\_\_

## 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 Peaks at Redlands Mesa 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% 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](http://www.hoaservicesco.com) – Peaks at Redlands Mesa – 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: Discuss next major stucco project and special assessment for 2025. There are no major repairs scheduled for 2024.
6. Budget:
  - 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 the budget in-person or by proxy at the meeting, in accordance with the Declaration, Art. IV, Section 4.6 and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. 38-33.3-303(4)(a).
7. Annual Election: No terms expire in 2024.
  1. Proxy
  2. Nominations from the Floor
  3. Voting
  4. Announcement of the New Board of Directors
  5. Close of Election
8. Adjournment

# Peaks at Redlands Mesa Budget

2024 Budget Draft

\$255/Month (24 Units)

	2022	2023	2024
INCOME	Actual	Actual	Budget
Income from Operations	\$63,218.84	\$75,411.00	\$73,440.00
Special Assessment Income		\$34,500.00	
Maintenance Reimbursement		\$210.00	
Interest	\$14.95	\$37.84	\$40.00
Violation Fees/Fines	\$400.00		
<b>Total Income</b>	<b>\$63,633.79</b>	<b>\$110,158.84</b>	<b>\$73,480.00</b>
<b>Expenses</b>			
Repair & Maintenance	\$6,137.45	\$5,343.65	\$6,250.00
Stucco Repairs		\$45,146.97	
Landscape (Contract)	\$2,424.96	\$2,728.08	\$2,728.08
Landscape Irrigation Repair		\$1,836.96	\$1,500.00
Snow Removal	\$2,715.00	\$10,988.50	\$2,800.00
Management	\$4,050.00	\$6,000.00	\$6,600.00
Master Association Dues (\$500/Owner)	\$8,000.00	\$10,800.00	\$12,000.00
Security & Protection/Internet	\$1,199.88	\$299.97	
Insurance G/L & D/O	\$19,159.50	\$25,561.50	\$25,561.50
Electricity	\$369.61	\$318.75	\$370.00
Office/Mailing	\$124.47	\$424.85	\$450.00
Misc./Meeting Costs	\$170.60		
Legal/Professional Fees	\$40.00	\$525.00	\$100.00
Registration and Filing Fees		\$43.00	\$39.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$250.00
Reserve Study	\$2,950.00		
Capital Reserve	\$14,400.00		\$14,400.00
<b>Total Expenses</b>	<b>\$61,931.47</b>	<b>\$110,207.23</b>	<b>\$73,048.58</b>
<b>NET INCOME</b>	<b>\$1,702.32</b>	<b>-\$48.39</b>	<b>\$431.42</b>

**Balances YTD, 2024:**

Operating: \$23,760.84

Reserve: \$52,614.00

**Total Balance: \$76,374.84**