

2026 Fairmount Village Annual HOA Meeting

Thursday, November 12, 2026, at 4 PM

Location: Online Only at <https://zoom.us/>

Meeting Code: 867 6498 8975 Passcode: 462456

contact@hoaservicesco.com

Notice

Dear Fairmount Village Association Owner/s:

Notice: The Fairmount Village Owners Association has scheduled their Annual Meeting for **November 12, 2026, at 4 PM**. The meeting will be held online only.

Election: The Association needs to elect one Member to the Board of Directors for a three-year term. 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.

Online Access: The meeting will be available online at Zoom.us. **The Meeting ID # is 867 6498 8975 and the Passcode is 462456.** 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: There is a proposed dues increase and special assessment for 2027. 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 Fairmount 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:

Yes: _____ OR No: _____

Election: The Association will be voting for one member to be elected to the Board of Directors. Use this portion of your Proxy as a ballot to nominate and vote for 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

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 Fairmount Village Condominium 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.

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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% (13 Proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Fairmount Village – Meetings – Minutes – for your review. Please review these minutes beforehand if you wish to discuss any matters pertaining to this meeting.
5. New Business/Old Business
 - Discussion of completed roofs to date, number of roofs remaining. Roof repairs and special assessment will continue in 2028
 - Discussion of interior, fire sprinkler repairs that must be completed. To be paid for with special assessment of \$437.50, due 4/1/2027.
6. Budget

The Board adopts the annual budget, and it is automatically ratified and approved, unless at the meeting, by proxy or in-person, 65% of the eligible owners reject the budget, whether or not quorum is present. Declaration of Covenants, Conditions & Restrictions, Art. IV. Section 4 (c).
7. Annual Election: One member is needed to serve on the Board for a three-year term
 - A. Proxy
 - B. Nominations from the Floor
 - C. Voting
 - D. Announcement of the New Board of Directors
 - E. Close of Election

8. Adjournment

Fairmount Village Condominium Association, Inc.

2027 ANNUAL BUDGET - Draft

Proposed Monthly Dues: 64 Units. Dues Increase Effecti Special Assessment of \$437.50 Due 4/1/2027.

	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$116,864.66	\$91,932.74	\$136,982.08	\$141,000.00
Move In Assessment	\$3,500.00	\$700.00	\$1,500.00	\$3,000.00
HOA Violation/Fees/Fines/Pet Assessments	\$50.00	\$415.00		\$600.00
Interest Income	\$373.83	\$99.10	\$300.00	\$125.00
Total Income	\$120,788.49	\$93,146.84	\$138,782.08	\$144,725.00
EXPENSES				
Repair & Maintenance	\$10,357.43	\$18,193.74	\$10,000.00	\$12,500.00
Landscaping Maintenance - Contract	\$12,182.16	\$9,776.53	\$13,705.00	\$13,705.00
Landscape Maintenance-Trees/Shrubs	\$3,920.00	\$2,974.00	\$500.00	\$3,000.00
Landscape Maintenance-Non-Contract	\$264.00	\$877.50	\$900.00	\$500.00
Irrigation System Maintenance	\$1,234.60	\$254.50	\$3,600.00	\$1,000.00
Grounds and Pet Waste	\$6,477.86	\$4,128.07	\$6,000.00	\$6,000.00
Snow Removal			\$1,250.00	
Pest Control	\$2,411.50	\$2,240.00	\$1,800.00	\$2,350.00
Parking Lot		\$3,913.80		
Fire Inspection	\$1,349.50	\$500.00	\$500.00	\$500.00
Management	\$8,100.00	\$5,400.00	\$8,448.00	\$9,216.00
Alarm Monitoring/Superior Alarm/Century Link/Security	\$2,549.76	\$5,450.82	\$3,200.00	\$3,000.00
Insurance	\$24,086.75	\$19,469.64	\$23,533.00	\$24,396.00
Common Electric	\$1,175.53	\$1,407.43	\$1,300.00	\$1,550.00
Water & Sewer	\$40,693.50	\$27,195.07	\$35,000.00	\$39,900.00
Trash Service	\$12,598.64	\$11,318.57	\$10,000.00	\$11,950.00
Office & Meeting Expenses	\$1,035.53	\$858.24	\$950.00	\$950.00
Legal/Registration/DORA/SOS/Taxes	\$555.00	\$80.00	\$53.00	\$53.00
Professional Services	\$200.00		\$500.00	
Bank Fees	\$40.00	\$40.00	\$40.00	\$40.00
Tax Preparation/Accounting	\$283.50	\$300.00	\$250.00	\$300.00
Capital Reserve			\$16,000.00	\$13,700.00
Total Expenses	\$129,515.26	\$114,377.91	\$137,529.00	\$144,610.00
NET INCOME	-\$8,726.77	-\$21,231.07	\$1,253.08	\$115.00

Sq. Ft	Cost per Sq. Ft	Yearly Dues	Divide	Monthly Dues
707-922	X	\$2.388050	\$1,688.35	12 \$ 140.70
923-1136	X	\$2.388050	\$2,204.17	12 \$ 183.68
1137 & up	X	\$2.388050	\$2,715.21	12 \$ 226.27
		\$1,688.35	X	14 Units = \$23,636.91
		\$2,204.17	X	36 Units = \$79,350.11
		\$2,715.21	X	14 Units = \$38,012.97
				\$141,000.00

Interior Sprinkler Repairs Special Assessment Due 4/1/2027: \$437.50

	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
INCOME				
SPECIAL ASSESSMENT	\$108,492.81	\$82,435.93	\$44,800.00	\$28,000.00
Total Income	\$108,492.81	\$82,435.93	\$44,800.00	\$28,000.00
EXPENSES				
Roof Repair	\$111,560.82	\$88,780.59	\$44,800.00	
Total Expenses	\$111,560.82	\$88,780.59	\$44,800.00	\$0.00
NET INCOME	-\$3,068.01	-\$6,344.66	\$0.00	\$28,000.00

Account Balances YTD, 08/28/26:

Operating Cash: \$54,521.79

Reserve Savings Account: \$20,870.11

Total Account Balances: \$75,391.90