

# 2025 Falls Village Annual HOA Meeting

Tuesday, September 16, 2025, at 3:30 PM  
Location: 640 Belford Ave. Grand Jct. 81501

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

**Meeting Code: 851 4396 0557 Passcode: 784753**

[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Notice

Dear Falls Village Association Owner/s:

**Notice:** The Falls Village Owners Association has scheduled their Annual Meeting for September 16, 2025, at 3:30 PM. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

**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](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 851 4396 0557 and the Passcode is 784753.** 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. 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: Notice of Dues Increase.** Association insurance rates continue to increase and dues will have to account for these increases. The HOA also needs to set aside Reserve funds going forward. 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

**2025 Falls 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 three members to be elected to the Board of Directors. Use this Proxy 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

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 Falls Village Homeowners 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% (4 proxies/Owners) when there is no HOA Dues increase, per CCIOA, 38-33.3-309. Quorum for Annual Meetings when there is a Dues Increase is set as at (13 Units or 5/7<sup>th</sup> of 17) in accordance with the Association's Bylaws, Art. III, Section 4.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Falls 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
6. Budget: Discussion of Dues Increase
7. Annual Election: Three Members are Needed to Serve for 1-year terms
  - A. Proxy
  - B. Nominations from the Floor
  - C. Voting
  - D. Announcement of the New Board of Directors
  - E. Close of Election
8. Adjournment

# Falls Village Homeowners Association, Inc.

## 2026 ANNUAL BUDGET - Draft

**Proposed Monthly Dues: \$185.00. Effective Nov. 1, 2025**

17 Units	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
<b>INCOME</b>				
Income from Dues	\$28,280.00	\$16,720.00	\$28,560.00	\$37,740.00
Violation/Fees/Fines	-\$7.05			
Interest & Reimbursement Income	\$368.86	\$25.23	\$1.00	\$1.00
New Owner Assessment	\$1,500.00			
<b>Total Income</b>	<b>\$30,141.81</b>	<b>\$16,745.23</b>	<b>\$28,561.00</b>	<b>\$37,741.00</b>
<b>EXPENSES</b>				
Maintenance Repair			\$500.00	\$250.00
Landscape Maintenance-Contract	\$8,944.00	\$5,318.00	\$8,900.00	\$8,580.00
Tree Care/Maintenance	\$3,307.26	\$246.00	\$3,000.00	\$3,400.00
Irrigation Repair	\$991.37		\$800.00	\$800.00
Snow Removal			\$3,000.00	\$2,700.00
Management	\$3,600.00	\$2,100.00	\$3,600.00	\$4,000.00
Insurance	\$9,558.05	\$12,511.55	\$6,050.00	\$13,929.00
Office & Meeting Expense	\$350.90	\$152.89	\$95.00	\$400.00
State/Licensing/Legal/Pro Services	\$375.00		\$48.00	\$53.00
Accounting	\$250.00	\$250.00	\$250.00	\$250.00
Bank Fee	\$7.00	\$7.00		\$7.00
State & Federal Taxes		\$83.00		\$85.00
Capital Reserve			\$2,000.00	\$3,100.00
<b>Total Expenses</b>	<b>\$27,383.58</b>	<b>\$20,668.44</b>	<b>\$28,243.00</b>	<b>\$37,554.00</b>
<b>NET INCOME</b>	<b>\$2,758.23</b>	<b>-\$3,923.21</b>	<b>\$317.00</b>	<b>\$187.00</b>

Account Balances YTD:

Operating Account: \$2,823.52

Reserve Account: 12,753.13

**Total Cash Assets: \$15,576.65**