

# 2025 Grace Park 1 Annual HOA Meeting

Tuesday, December 2, 2025, at 4 PM

Location: 640 Belford Ave. Grand Jct. 81501

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

**Meeting Code: 843 7344 6663 Passcode: 717414**

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

## Notice

**Dear Grace Park 1 Association Owner/s:**

**Notice:** The Grace Park 1 Owners Association has scheduled their Annual Meeting for **December 2, 2025, at 4 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

**Election:** The Association needs to elect at least two Members to the Board of Directors for a three-year term. The terms of Jim Snyder and Kim Searcy expire in 2025. 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 843 7344 6663 and the Passcode is 717414.** 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:** **There is a proposed dues increase in 2026.** Owners have been inquiring about when the two remaining buildings will be sided. Dues have to increase to pay for these repairs. The current budget would take over a decade to fund just siding one building. This means that a special assessment of some kind in the future, as well as continued increases in the dues will be necessary in order to side both buildings in less than a decade.

The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous years' expenses and proposed savings for future siding projects. 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

**2025 Grace Park 1 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:

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

**Election:** The Association will be voting for two members to be elected to the Board of Directors. Use this Proxy to nominate and vote for 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 \_\_\_\_\_ 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 Grace Park 1 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 51% (7 Proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Grace Park 1 – 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  

The Budget is ratified by the Board and automatically approved at the Meeting unless a simple majority of Owners reject the Budget in accordance with the Association's Bylaws, Art. IV. Section 4. e) & CCIOA, C.R.S 38-33.3-303(4)(a).
7. Annual Election: Two terms expire in 2025.
  - A. Proxy
  - B. Nominations from the Floor
  - C. Voting
  - D. Announcement of the New Board of Directors
  - E. Close of Election
8. Adjournment

# Grace Park Filing I Condominium Association, Inc.

## 2026 ANNUAL BUDGET - Draft

### Monthly Dues: (\$200 x 11 Units) & (\$175 x 1 Unit) Effective Jan. 1, 2026

Previous Dues: (\$185 x 11 Units) & (\$160 x 1 Unit)

12 Units

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
<b>INCOME</b>				
Income from Dues	\$25,285.00	\$17,725.00	\$26,340.00	\$28,500.00
Onetime Buyer Capital Assessment		\$500.00		\$500.00
Special Loan Assessment Paid by 11 Owners	\$2,865.00	\$2,075.00	\$3,300.00	\$3,300.00
Interest	\$11.89	\$13.59	\$1.00	\$10.00
Violation Fines/Fees/Pet Waste Income	\$180.00	\$150.00		
<b>Total Income</b>	<b>\$28,341.89</b>	<b>\$20,463.59</b>	<b>\$29,641.00</b>	<b>\$32,310.00</b>
<b>EXPENSES</b>				
Repair & Maintenance	\$1,241.90	\$894.05	\$500.00	\$1,500.00
HVAC				
Landscaping Maintenance-Contract	\$3,380.00	\$2,863.50	\$3,500.00	\$3,800.00
Landscape/Irrigation Repairs	\$168.50	\$85.00	\$1,200.00	\$500.00
Grounds/Parking Lot	\$870.80		\$900.00	\$1,000.00
Pet Waste	\$497.60	\$1,069.84		\$1,200.00
Snow Removal			\$1,000.00	\$1,000.00
Irrigation Water	\$332.66	\$342.64	\$335.00	\$345.00
Management	\$3,600.00	\$3,000.00	\$3,600.00	\$4,000.00
Insurance	\$4,653.48	\$4,962.07	\$4,366.00	\$6,371.80
Electricity	\$236.93	\$195.91	\$215.00	\$240.00
Trash Service	\$3,087.39	\$2,687.79	\$3,000.00	\$3,000.00
Office/Mailing	\$333.37	\$194.49	\$200.00	\$350.00
Legal/Registrations/DORA/SOS	\$60.00	\$87.00	\$53.00	\$87.00
Accounting	\$250.00	\$279.25	\$250.00	\$280.00
Bank Charges/Interest on Loan	\$1,414.18	\$1,599.36	\$45.00	\$1,800.00
HOA Loan	\$2,054.87	\$2,299.42	\$4,500.00	\$2,700.00
Outstanding Invoices				
Capital Reserve				\$4,000.00
<b>Total Expenses</b>	<b>\$22,181.68</b>	<b>\$20,560.32</b>	<b>\$23,664.00</b>	<b>\$32,173.80</b>
<b>NET INCOME</b>	<b>\$6,160.21</b>	<b>-\$96.73</b>	<b>\$5,977.00</b>	<b>\$136.20</b>

### Account Balances YTD, 2025:

Operating Cash: \$4,184.42

Reserve Savings Account: \$1,079.91

**Total Account Balances: \$5,264.33**

One Owner paid their portion of Capital Maintenance assessments up front (\$25/Month) in 2019 and their dues will increase to \$175/month. Everyone else's dues will increase to \$200/month

Loan Balance YTD: \$14,746.14. Loan Maturation Date: 6/27/2029. ARM - 10.12%