

2026 Orchard Run Annual HOA Meeting

Tuesday, November 17, 2026, at 3:30 PM
Location: 640 Belford Ave. Grand Jct. 81501

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

Meeting Code: 852 9461 8538 Passcode: 198020

Notice

Dear Orchard Run Owner/s:

Notice: The Orchard Run Owners Association has scheduled their Annual Meeting for **November 17 at 3:30 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction, as well as online. Information for online access is provided on this Notice.

Election: The Association can elect at least one member to the Board of Directors for a two-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 also be available online at Zoom.us. **The Meeting ID # is 852 9461 8538 and the Passcode is 198020.** 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: 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 Orchard Run 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 at least one Member to be elected to the Board of Directors. Use this portion of the Proxy as a ballot to elect Members of your choice to the Board. 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 Orchard Run Homeowners 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. **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 and/or Votes Needed (21 Units or 20%) to Achieve Quorum to Conduct all aspects of business at the Meeting.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Orchard Run – 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
 1. There is no proposed dues increase for 2027.
 2. The Budget is ratified by the Board and automatically approved at the Meeting unless a majority of all Owners reject the Budget in accordance with the Association's Declaration, Art. V, Section 4, whether or not a quorum is present.
7. Annual Election: There is at least one position open on the Board for a two-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

Orchard Run Homeowners Association

2027 ANNUAL BUDGET - Draft

Proposed Annual Dues: \$275 Effective Feb. 1.

101 Units	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed

INCOME

Income from Dues	\$31,311.12	\$26,926.25	\$27,775.00	\$27,775.00
Violation Fees/Misc. Income/Reimbursements	\$90.20	\$125.00		
Postage Reimbursement	\$117.96	\$162.56		
Interest	\$301.81	\$194.06	\$50.00	\$300.00
Total Income	\$31,821.09	\$27,407.87	\$27,825.00	\$28,075.00

EXPENSES

Repair & Maintenance	\$1,164.63		\$1,200.00	\$995.00
Landscape Maintenance (Contract)	\$7,646.00	\$4,841.03	\$7,010.00	\$7,140.00
Irrigation System Maintenance/Repairs	\$1,540.00	\$12,269.38	\$750.00	\$1,950.00
Locate Notifications	\$145.32	\$8.75	\$140.00	\$100.00
Management	\$11,708.00	\$10,090.00	\$12,108.00	\$12,109.00
Insurance	\$1,542.00		\$1,542.00	\$1,533.00
Office/Mailing/Meetings	\$960.39	\$599.43	\$700.00	\$800.00
Legal/Professional Services			\$100.00	
Registrations	\$44.00		\$53.00	\$53.00
Tax Prep/Accounting	\$250.00	\$300.00	\$250.00	\$300.00
Federal/State Taxes	\$19.00		\$20.00	\$20.00
Reserves			\$3,600.00	\$3,000.00

Total Expenses	\$25,019.34	\$28,108.59	\$27,473.00	\$28,000.00
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NET INCOME

	\$6,801.75	-\$700.72	\$352.00	\$75.00
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Account Balances YTD 08/28/26:

Operating Balance:	\$32,424.90
Cert. of Deposit:	\$13,386.11
Reserves Account:	\$3,007.16
Total Account Balances:	\$48,818.17