

2025 Palmer Subdivision Annual HOA Meeting

Thursday, October 23, 2025, at 5:30 PM
Location: Fruita Recreation Center
324 N Coulson St., Fruita – Cherry Room
contact@hoaservicesco.com

Notice

Dear Palmer Subdivision Association Owner/s:

Notice: The Palmer Subdivision Owners Association has scheduled their Annual Meeting for **October 23, 2025, at 5:30 PM**. The meeting will be held at the Fruita Recreation Center in the Cherry Room.

Election: The Association is 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.

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

Palmer Subdivision

2026 ANNUAL BUDGET - Draft

\$614 Annual Dues - Paid in Two Payments of \$307.00. : Due Jan 31st and March 31st

	2025	2025	2026
	YTD	Budget	Proposed
26 Units			
INCOME			
Income from Dues	\$15,562.70	\$15,080.00	\$15,964.00
Special Assessment			
Interest	\$56.54		
Violation Fees/Fines/Misc. Income	\$14.57		
Palmer Simple 2025 Irrigation	\$110.96	\$154.00	\$140.00
Other (New Buyer) Special Assessment			
Total Income	\$15,744.77	\$15,234.00	\$16,104.00
EXPENSES			
Repair and Maintenance	\$57.35	\$556.00	\$1,500.00
Landscape Maintenance	\$506.00	\$6,758.00	\$1,450.00
Irrigation System Maintenance/Repairs	\$150.00	\$150.00	\$600.00
Grounds			
Snow Removal			
Irrigation Water	\$736.00	\$715.00	\$736.00
Management	\$3,347.00	\$2,951.00	\$6,000.00
Insurance	\$1,385.00	\$2,350.00	\$2,554.00
Electricity	\$615.04	\$3,060.00	\$2,625.00
Domestic Water/Sewer			
Trash	\$60.00		
Office/Mailing/Meeting Costs	\$310.90	\$400.00	\$800.00
Legal/Registrations	\$1,209.00	\$69.00	\$69.00
Reserve Savings	\$32.24	\$625.00	\$1,508.00
Accounting/Tax Prep			\$250.00
Total Expenses	\$8,408.53	\$17,634.00	\$18,092.00
NET INCOME	\$7,336.24	-\$2,400.00	-\$1,988.00

Operating Balance YTD: \$4,935.79

Reserve Saving Account: \$6,380.90

Total Account Balances: \$11,316.69

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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% (6 Proxies) in accordance with the Bylaws, Art. V. Section 5. (a).
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Palmer Subdivision – 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 and cost of Amending the Declaration regarding three important issues:
 - Transfer ownership of HOA Common Fence to owners
 - Update owner parking to include gravel surfaces
 - New Buyer/Owner Capital Assessment Fee due at closing
 - Discussion of Reserves funding in accordance with CCIOA guidelines
6. **Budget:** Proposed Dues Increase for 2026.
 - The Budget is ratified by the Board and automatically approved at the Meeting unless a simple majority of those present or by proxy reject the Budget. Declaration, Art. V. Section 5.04.

7. Annual Election: Directors are elected for 3-year terms. There is one term available in 2025. The Board determines the position after the Meeting.

- Proxy
- Nominations from the Floor
- Voting
- Announcement of the New Board of Directors
- Close of Election

8. Adjournment

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ACC Dissolution

September 16, 2025

Subject: Clarification on ACC Dissolution and Architectural Review Process

Dear Palmer Subdivision Homeowners,

The Board of Directors would like to provide clarification regarding the recent changes to the Architectural Control Committee (ACC) and the Board's assumption of its responsibilities.

First, we wish to sincerely thank all past members of the ACC for their time, energy, and commitment to our neighborhood. Serving in a volunteer capacity is not always easy, and we recognize the valuable role the committee has played in helping guide the architectural standards of Palmer Subdivision, particularly during the years of active construction and development.

Why the ACC Was Dissolved

As our community has matured and most homes have now been built, the Board felt that maintaining a full committee structure was no longer necessary. At the same time, we recognized that homeowners and contractors benefit from quicker communication on project requests. To simplify the process and ensure consistent, timely responses, the Board voted to assume responsibility for architectural approvals directly.

Alignment with CC&Rs

Our Covenants, Conditions, and Restrictions (CC&Rs) provide that architectural requests must be reviewed within **30 days**. The Board will continue to comply fully with this requirement. In addition, we have adopted the following practices to improve responsiveness:

- **Acknowledgment within 3 business days** of receiving an application, confirming it is under review or requesting additional information if needed.

- **Final approval or denial within 30 days** as required by the CC&Rs. Straightforward requests will often be resolved quickly, while more complex proposals may take the full review period.

Commitment to Fairness and Transparency

All architectural decisions will be documented in official Board records and guided by the standards outlined in the CC&Rs, as well as Colorado HOA law, including requirements for impartiality and ethical conduct.

A Collaborative Review Process

We also want to emphasize that this is not a single-person review. The Board currently consists of four active members working collectively on behalf of the neighborhood. Additionally, our HOA management company, HOAServices, provides professional advice and guidance when necessary to ensure that decisions are fair, consistent, and aligned with our governing documents.

Moving Forward Together

We hope this transition will provide both clarity and efficiency for all homeowners. The Board remains committed to protecting the character, integrity, and property values of Palmer Subdivision. We invite open discussion at the upcoming annual meeting in October and encourage your continued involvement in our community's governance.

Thank you again to those who have served in the ACC, and to all homeowners for your ongoing support of our neighborhood.

Sincerely,

Palmer Subdivision HOA Board of Directors

2025 Palmer Subdivision 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 Proxy to nominate 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

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 Palmer Subdivision 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.**