

2026 Red Tail Ridge Annual HOA Meeting

Thursday, October 29, 2026, at 3:30 PM
Location: 640 Belford Ave. Grand Jct. 81501

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

Meeting Code: 840 7006 9388 Passcode: 042708

Notice

Dear Red Tail Ridge Association Owner/s:

Notice: The Red Tail Ridge Owners Association has scheduled their Annual Meeting for **October 29, 2026, 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.

Election: The Association is to elect three Members to the Board of Directors for staggered year terms. The terms of Lori Parrott, Michelle Moran and Leonard Pisciotta expire at this meeting. 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 840 7006 9388 and the Passcode is 042708.** 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 Red Tail Ridge 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:

Approve: _____ OR Reject: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this portion of the Proxy as the 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

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 Red Tail Ridge Homeowners Association assigns either the Board of Directors as my Proxy or any legal person of age (insert proxy's name here): _____ 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% (8 proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Red Tail Ridge – 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 majority of Owners reject the Budget in accordance with the Association's Declaration, Declaration/CC&Rs, Art. 5. Section 5.04.
7. Annual Election: Three Members are needed to serve staggered terms.
 - A. Proxy
 - B. Nominations from the Floor
 - C. Voting
 - D. Announcement of the New Board of Directors
 - E. Close of Election
8. Adjournment

Red Tail Ridge Homeowners Association

2027 ANNUAL BUDGET - Draft

Proposed Monthly Dues: \$62.00 Effective Jan. 1, 2027

36 Units (Previous Dues \$55.00/Month)

INCOME

	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
Income from Dues	\$24,222.81	\$15,255.00	\$23,760.00	\$26,784.00
Interest Income	\$1,453.31	\$598.26	\$900.00	\$900.00
Violation/Fees/Fines/Misc. Income	\$43.41	\$18.92		
Total Income	\$25,719.53	\$15,872.18	\$24,660.00	\$27,684.00

EXPENSES

Landscape Maintenance	\$4,527.00	\$3,375.00	\$6,200.00	\$6,200.00
Irrigation System Repairs	\$10,950.65	\$4,977.50	\$4,750.00	\$6,500.00
Repair & Maintenance		\$660.00	\$1,300.00	\$1,300.00
Management	\$4,533.32	\$2,916.69	\$5,000.00	\$6,000.00
Insurance	\$1,080.00	\$732.00	\$700.00	\$1,102.00
Common Electric	\$337.71	\$165.22	\$370.00	\$370.00
Office & Meeting Expense	\$709.42	\$335.34	\$805.00	\$805.00
Legal/Professional Services/DORA/SOS	\$5,776.00		\$53.00	\$53.00
Accounting/Tax Preparation	\$279.25	\$300.00	\$250.00	\$300.00
State and Federal Taxes	\$710.00	\$439.00	\$710.00	\$550.00
Capital Reserve			\$4,500.00	\$4,500.00
Total Expenses	\$28,903.35	\$13,900.75	\$24,638.00	\$27,680.00

NET INCOME

	-\$3,183.82	\$1,971.43	\$22.00	\$4.00
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Account Balances YTD, 08/16/26:

Operating Cash:	\$9,673.60
Reserve Savings Account:	\$93,437.50
Total Account Balances:	\$103,111.10