

2025 Stagecoach Trail Annual HOA Meeting

Monday, October 27, 2025, at 5:30 PM

Location: Common Area in Stagecoach Trail

At Lizzie Ave. and Bradford Dr.

If Weather is Inclement, Meeting Shall be Held

643 Allegheny Dr. Bring Your Own Chair

contact@hoaservicesco.com

Notice

Dear Stagecoach Trail Association Owner/s:

Notice: The Stagecoach Trail Owners Association has scheduled their Annual Meeting for **October 27, 2025, at 5:30 PM**. The meeting will be held in the Common Area in Stagecoach Trail south of Lizzie Ave. and Bradford Dr. If Weather is Inclement, Meeting Shall be Held 643 Allegheny Dr. Bring Your Own Chair.

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. 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

2025 Stagecoach Trail 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 as your 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 Stagecoach Trail 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.

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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% (22 proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Stagecoach Trail – 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, Art V. Section 5. 2.(b).
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

Stagecoach Trail Homeowners Association

2026 ANNUAL BUDGET - Draft

Proposed Yearly Dues: \$525 (\$43.75 per month) Dues Can Be Paid in Monthly Installments

If Paid in Full, Due March 1st. If paid in installments, due the first of each month, Jan. 1

73 Units

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
INCOME				
Dues	\$33,001.00	\$35,480.00	\$38,325.00	\$38,325.00
Special Assessment	\$133.75	\$105.00		
Interest	\$75.72	\$12.42	\$38.00	\$20.00
Violation/Misc. Income	\$122.60	\$127.25		
New Buyer Capital Assessment Fee	\$500.00	\$2,000.00	\$600.00	\$600.00
Total Income	\$33,833.07	\$37,724.67	\$38,963.00	\$38,945.00
EXPENSES				
Landscape Contract	\$4,215.00	\$5,575.00	\$11,995.00	\$11,995.00
Irrigation/Grounds Repair	\$3,398.68	\$646.00	\$3,500.00	\$1,500.00
Grounds/Landscaping Non-Contract	\$800.00	\$962.69	\$900.00	\$1,000.00
Landscaping Trees/Shrubs	\$3,175.00			\$1,000.00
Snow Removal			\$1,000.00	\$1,000.00
Irrigation Water Shares	\$603.13	\$621.27	\$650.00	\$650.00
HOA Management	\$8,000.04	\$4,666.69	\$8,000.00	\$8,600.00
Insurance	\$1,316.25	\$1,371.10	\$1,320.00	\$1,386.00
Common Electric/GVA Street Lights/Pump	\$6,809.01	\$3,861.68	\$7,500.00	\$7,350.00
Office/Mailing/Meeting Expenses	\$837.35	\$395.31	\$500.00	\$1,150.00
Bank Charges			\$5.00	\$5.00
Legal/Registrations/Prof. Services	\$253.00	\$25.00	\$53.00	\$53.00
Accounting/Tax Preparation	\$250.00	\$279.25	\$250.00	\$250.00
Capital Reserve	\$3,200.00		\$3,200.00	\$3,000.00
Total Expenses	\$32,857.46	\$18,403.99	\$38,873.00	\$38,939.00
NET INCOME	\$975.61	\$19,320.68	\$90.00	\$6.00

Account Balances YTD:

Operating Cash: \$22,414.99

Reserves: \$3,264.26

Total Cash Assets: \$25,679.25