

2025 Sundance Crossing Annual HOA Meeting

Wednesday, December 10, 2025, at 3:30 PM

Location: 640 Belford Ave. Grand Jct. 81501

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

Meeting Code: 875 2713 4995 Passcode: 675109

contact@hoaservicesco.com

Notice

Dear Sundance Crossing Owner/s:

Notice: The Sundance Crossing Owners Association has scheduled their Annual Meeting for **December 10 at 3:30 PM**. The meeting will be held at the Bray Education Center, located at 640 Belford Avenue in Grand Junction.

Election: No terms expire in 2025. The Board can appoint a vacated term at this Meeting or open the election to owners.

Online Access: The meeting will also be available online at Zoom.us.

The Meeting ID # is 875 2713 4995 and the Passcode is 675109. 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

2025 Sundance Crossing 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: _____

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 Sundance Crossing 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 and/or Votes Needed (19 Units or 20%) to Achieve Quorum to Conduct the Meeting
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Sundance Crossing – 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. The Budget is ratified by the Board and automatically approved at the Meeting unless 80% of Owners reject the Budget in accordance with the Association's Declaration, Art. 3, Section 3.7.1.
7. Annual Election: No 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

Sundance Crossing Association

2026 ANNUAL BUDGET- Draft

Dues: \$245/Month

105 Units Completed to Date

	2024	2025	2025	2026
	Actuals	YTD	Budget	Proposed
INCOME				
Dues	\$227,460.00	\$269,855.00	\$308,700.00	\$308,700.00
Capital Improvement Buyer Assessment	\$1,500.00	\$1,500.00	\$1,200.00	\$1,500.00
Pet Maintenance Fees	\$870.00	\$610.00	\$900.00	\$900.00
Violation & Misc. Fees/Fines	\$56.92	\$7.00		
Maintenance Reimbursement (Gas Leak Repair)		\$16,733.00		
Interest	\$681.16	\$500.14	\$500.00	\$500.00
Total Income	\$230,568.08	\$289,205.14	\$311,300.00	\$311,600.00
EXPENSES				
Repair & Maintenance	\$10,070.64	\$90,040.85	\$50,000.00	\$50,000.00
Landscape (Contract)	\$26,253.00	\$22,495.00	\$23,000.00	\$23,000.00
Trees Trimming/Removal/Care	\$150.00		\$1,500.00	\$2,900.00
Irrigation System/Landscaping Maintenance/Repairs	\$6,202.20	\$13,600.34	\$12,500.00	\$13,500.00
Grounds	\$5,065.19		\$5,000.00	\$15,000.00
Pet Waste Services	\$1,600.16	\$3,250.32		\$3,000.00
Snow Removal	\$290.95		\$4,500.00	\$4,500.00
Pest Control	\$843.00	\$468.00	\$1,700.00	\$1,500.00
Irrigation Water	\$848.13	\$621.27	\$800.00	\$850.00
Management	\$11,000.04	\$8,250.03	\$11,000.00	\$11,000.00
Insurance	\$24,219.80	\$27,957.50	\$20,500.00	\$33,549.00
Electricity	\$420.69	\$280.13	\$500.00	\$450.00
Water/Sewer	\$32,820.78	\$27,621.23	\$29,000.00	\$33,000.00
Trash	\$27,666.68	\$27,017.28	\$19,500.00	\$27,500.00
Office & Meeting Expense	\$1,440.07	\$1,069.90	\$550.00	\$1,450.00
Legal/State Licensing/DORA/SOS/Professional Services	\$4,272.33	\$100.00	\$48.00	\$53.00
Bank Fees	\$7.00	\$7.00		\$7.00
Reserve Study				
Tax Preparation/Filing	\$250.00	\$665.19	\$250.00	\$250.00
Capital Reserves			\$128,000.00	\$90,000.00
Total Expenses	\$153,420.66	\$223,444.04	\$308,348.00	\$311,509.00
NET INCOME	\$77,147.42	\$65,761.10	\$2,952.00	\$91.00

Accounts Balances YTD:

Operating Cash: \$70,775.80

Reserve Account: \$113,898.55

Total Account Balances: \$184,674.35