

2026 Southridge Estates HOA Annual Meeting

Thursday, April 23, 2026, at 3:30 PM

Bray Ed. Center 640 Belford Ave.

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

Meeting Code: 878 8618 9447 Passcode: 623833

contact@hoaservicesco.com

Dear Southridge Estates Owner/s:

Notification: The Southridge Estates Owners Association has scheduled their Annual Meeting for April 23, 2026, at 3:30 PM. The meeting will be held at the Bray Ed. Center at 640 Belford Ave., as well as online.

Directors Election: The Association needs to elect three Members to the Board of Directors for a one-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.

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 attend the Annual Meeting as your thoughts and input are greatly appreciated.

Online Access: The meeting will also be available online at Zoom.us. **The Meeting ID # is 878 8618 9447 and the Passcode is 623833.** 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.***

The Board of Directors
& Your HOA Mgmt. Partners at HOAServices...

2026 Southridge Estates 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 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

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: _____

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 Southridge Estates HOA 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 5/7th or 18 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Southridge Estates – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous Annual Meeting.
5. Old Business/New Business:
6. Budget: Discussion and Adoption
 - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a majority of Owners reject the budget in-person or by proxy at the meeting, in accordance with the Bylaws, Art. VII, Section 2 (c) and C.R.S. 38-33.3-303(4)(a)
7. Annual Election: Three Members are needed to serve one-year terms
 1. Proxy
 2. Nominations from the Floor
 3. Voting
 4. Announcement of the New Board of Directors
 5. Close of Election
8. Adjournment

Southridge Estates Owners Association

2026 ANNUAL BUDGET - Draft

24 Units

Proposed Monthly Dues: \$130.00 Effective June 1st

One-Time Maintenance Special Assessment: \$100/due June 1st

INCOME	2024	2025	2026
	Actual	Actual	Proposed
Income from Dues	\$27,600.00	\$33,868.33	\$37,440.00
One-time Transfer from Reserves for Parking Lot		\$12,000.00	
Maintenance Special Assessment	\$4,500.00	\$100.00	\$2,400.00
Violation/Late Fees/Fines/Reimbursements	-\$25.00		
HOA Pet Fee	\$2,520.00	\$2,520.00	
Interest	\$248.54	\$106.42	\$110.00
Total Income	\$34,843.54	\$48,594.75	\$39,950.00

EXPENSES	2024	2025	2026
Grounds/Animal Waste Removal/Weeds	\$4,326.52	\$3,757.80	\$4,600.00
Repair & Maintenance	\$1,549.28	\$1,891.12	\$2,000.00
Parking Lot Patch/Reseal/Paint		\$20,320.33	
Snow Removal	\$793.49		\$500.00
Management	\$3,680.00	\$3,780.00	\$5,000.04
Insurance	\$9,242.18	\$10,302.32	\$10,563.00
Water/Sewer/Trash	\$9,828.85	\$11,756.09	\$12,000.00
Bank Fees	\$0.15		\$1.00
Office/Mailing	\$241.37	\$347.87	\$350.00
Meeting Costs		\$50.00	\$50.00
Legal/Registrations	\$53.00	\$44.00	\$53.00
State/Federal Taxes		\$46.00	\$46.00
Accounting/Tax Prep	\$250.00	\$283.50	\$300.00
Capital Reserve	\$4,183.74		\$4,000.00
Total Expenses	\$34,148.58	\$52,579.03	\$39,463.04

NET INCOME	\$694.96	-\$3,984.28	\$486.96
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Account Balances YTD, 02/13/2026:

Operating Cash:	\$4,263.98
Reserve Savings Account:	\$2.75
Total Cash Assets:	\$4,266.73