

2026 Water's Edge Annual HOA Meeting

Tuesday, September 29, 2026, at 9:30 AM
Location: Las Marias Restaurant at 7th and Main
Address: 118 S 7th St. Grand Junction, CO
contact@hoaservicesco.com

Notice

Dear Water's Edge Association Owner/s:

Notice: The Water's Edge Owners Association has scheduled their Annual Meeting for **September 29, 2026, at 9:30 AM**. The meeting will be held at Las Marias Restaurant on the corner of 7th and Main in downtown Grand Junction, CO. The Association pays for the breakfast of those who attend the meeting.

Election: The Association wants to elect three Members to the Board of Directors for three-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.

Dues Increase: Please note that dues are scheduled to increase to \$235.00/month, effective Jan. 1, 2027 to fund maintenance repairs.

The Board of Directors
& Your HOA Mgmt. Partners

2026 Water's Edge 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 and vote for the member 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 Water's Edge 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% (10 proxies/Owners)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Water's Edge – 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: There is a Dues increase scheduled for Jan. 1, 2027. Dues will increase to \$235.00/month. The roofs are aging and the goal is to replace one roof/building per year until all are replaced.

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. C.R.S 38-33.3-303(4)(a) & Art. 4. Section 4.1 (d) of the Declaration and Art. 7. Section 7.02 (q).

7. Annual Election: Three Members are Needed to Serve for a 3-year Term
 - A. Proxy
 - B. Nominations from the Floor
 - C. Voting
 - D. Announcement of the New Board of Directors
 - E. Close of Election
8. Adjournment

Water's Edge Homeowners Association, Inc.

2027 ANNUAL BUDGET - Draft

47 units: Dues at \$235/month.				
	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$110,674.00	\$73,599.00	\$126,900.00	\$132,540.00
Interest & Reimbursement Income	\$188.69	\$12.66	\$25.00	\$15.00
Capital Assessment Fee for New Buyers at Closing				\$500.00
Violations/Fees/Fines/Misc. Income	\$100.00			
Total Income	\$110,962.69	\$73,611.66	\$126,925.00	\$133,055.00
EXPENSES				
Building Repairs & Maintenance/Grounds/Roofs/Gutters/Siding	\$3,082.98	\$2,658.10	\$9,000.00	\$16,000.00
Landscape Maintenance Contract	\$23,208.00	\$10,515.48	\$23,148.00	\$23,448.00
Landscape Non-Contract/Trees/Shrubs	\$8,508.57	\$3,738.93	\$5,000.00	\$5,000.00
Landscaping/Irrigation Repairs & Maintenance	\$1,265.00		\$5,500.00	\$5,000.00
Pest Control/Pet Waste	\$8,769.56	\$5,954.93	\$6,200.00	\$6,200.00
Snow Removal		\$195.00	\$1,000.00	\$1,000.00
Irrigation Water	\$457.37	\$503.11	\$665.00	\$665.00
HOA Management	\$5,766.69	\$3,500.00	\$6,000.00	\$6,800.00
Insurance	\$25,597.96	\$22,659.95	\$25,994.00	\$27,080.00
Electricity	\$554.36	\$356.93	\$766.00	\$600.00
Trash Service	\$15,290.25	\$11,465.01	\$12,500.00	\$12,500.00
Office & Meeting Expense	\$434.66	\$192.93	\$450.00	\$450.00
Legal/Annual Registrations & Professional Services	\$25.00	\$44.00	\$53.00	\$53.00
Federal & State Taxes	\$252.00		\$200.00	\$200.00
Bank Fees			\$35.00	\$35.00
Tax Preparation/Accounting	\$292.00	\$300.00	\$250.00	\$300.00
Reserves	\$10,000.00	\$17,500.00	\$30,000.00	\$27,000.00
Total Expenses	\$103,504.40	\$79,584.37	\$126,761.00	\$132,331.00
NET INCOME				
	\$7,458.29	-\$5,972.71	\$164.00	\$724.00

Account Balances YTD 7/30/26:

Operating Account:	\$12,563.95
Reserve Savings Account:	\$57,262.05
Total Account/s Balances:	\$69,826.00