

# Palisade Legends Annual HOA Meeting 2024

Wednesday, December 11, 2024

6:00 P.M. – 7:00 P.M.

Held in person at the Clubhouse (489 Red River Loop)  
& Via Zoom

Dear Homeowners,

Palisade Legends has scheduled the first Annual Meeting of homeowners. This meeting will discuss all of the following Agenda items. Please note that this meeting is also being held in order to elect a Director to the Board of Directors. Currently, the Association is under Declarancy and up until now, all Directors have been appointed by the Declarant. In accordance with your governing documents, the Members of the Association need to nominate and elect a Member of the Association to the Board of Directors. A Quorum is needed for this election. The Quorum is set for 20% of the membership (8 owners either in person or via Proxy).

Currently, Gretchen Nies has been appointed to the Board of Directors and her term will expire at the annual meeting. Any Member in good standing (dues paid to date) can be nominated and elected at the Annual Meeting. The Board of Directors and the Declarant are nominating Gretchen Nies to continue serving and her nomination is included in this packet. The term for the Board Membership is three (3) years according to your Bylaws, Article II, Section 2.2, 2.2.1.

Proxy: If you are unable to attend the meeting, please complete and return the enclosed Proxy to High Plains Management, PO Box 41, Fruita, CO 81521 or via email to [info@highplainshoa.com](mailto:info@highplainshoa.com). The Proxy must be received by 5:00 P.M. Tuesday, December 10, 2024, to be counted toward the Quorum.

The meeting will be held both in person and via Zoom. Please find the Zoom invitation included in this packet.

The Annual Meeting packet will also be available on the website at [www.highplainshoa.com](http://www.highplainshoa.com) under the Palisade Legends tab. The Zoom link will also be posted there as well.

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## **Agenda**

1. Introductions
2. Call to Order
3. Roll Call and Quorum announcement
4. Annual Board Member elections
5. Budget for 2025
6. Discussion of Rule and Regulations as well as Compliance
7. Committees
8. New Business
9. Adjournment

# Palisade Legends Association

## 2025 ANNUAL BUDGET Draft

36 Units

**Proposed Monthly Dues: \$265/Month x 16 , Effective Jan. 1, 2025 for C/O--Finished Units**

Declarant Dues for Empty Lot/s: \$79.50 x 20

One-Time Buyer's Reserve Account Contribution of \$530 Due at Closing

### INCOME

	2022	2023	2024	2025
	Actual	Actual	YTD	Proposed
Association Dues		\$19,663.00	\$48,648.82	\$69,960.00
Capital Assessment New Buyers	\$530.00	\$7,420.00	\$530.00	\$5,000.00
Declarant Contribution		\$2,500.00		
Violation/Fees/Fines	\$175.00	\$390.00	-\$390.00	
Clubhouse Rental		\$507.00	\$580.63	
Interest	\$0.69	\$6.25	\$20.19	
Vacation Rental Income	\$8,535.78	\$11,263.36	\$8,874.10	\$8,500.00
<b>Total Income</b>	<b>\$9,241.47</b>	<b>\$41,749.61</b>	<b>\$58,263.74</b>	<b>\$83,460.00</b>

### EXPENSES

Landscaping Contract		\$5,120.00	\$3,385.00	\$5,500.00
Irrigation System Maintenance			\$830.00	\$1,000.00
Landscaping/Irrigation Repair & Maintenance			\$6,270.00	\$6,500.00
Inspections		\$190.00		\$200.00
Janitorial/Cleaning/Other	\$50.00	\$600.00	\$5,250.00	\$7,500.00
Grounds			\$150.00	\$200.00
Pool Maintenance & Repair	\$700.00	\$12,773.99	\$4,657.67	\$14,500.00
Lift Station Monitoring & Maintenance		\$4,300.00	\$9,000.00	\$10,000.00
Security Service		\$5,198.00	\$13,902.00	\$15,000.00
Alarm Monitoring			\$580.83	\$600.00
Management	\$3,744.00	\$3,888.00	\$2,592.00	\$4,200.00
Insurance	\$2,432.80	\$2,509.68	\$2,040.38	\$2,550.00
Snow Removal	\$1,797.50	\$2,135.50	\$493.90	\$1,800.00
Utilities/Electricity/Water/Trash		\$5,365.53	\$6,606.41	\$7,500.00
Office/Mailing		\$121.73	\$303.23	\$325.00
Legal/Prof. Services				
Registrations: DORA/SOS	\$39.00	\$10.00	\$43.00	\$53.00
Accounting/Tax Prep	\$190.00	\$190.00	\$250.00	\$250.00
Bank	\$4.99	\$46.72	\$15.81	\$50.00
Capital Reserve	\$620.71			\$5,700.00
<b>Total Expenses</b>	<b>\$9,579.00</b>	<b>\$42,449.15</b>	<b>\$56,370.23</b>	<b>\$83,428.00</b>

### NET INCOME

	-337.53	-699.54	\$1,893.51	\$32.00
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#### Account Balances YTD, 2024:

Operating Cash: \$3,482.42

Reserve Saving Account: \$1,807.19

**Total Cash Assets: \$5,289.61**

# 2024 Palisade Legends Association Proxy

**PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!**

**Quorum:** I (Print Full Name) \_\_\_\_\_

**APPROVE** my **Proxy** to be counted toward achieving quorum.

**Election:**

The Association will be voting for one member to be elected to the Board of Directors for a 3-year term. 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. Check the box that applies.

I Nominate Gretchen Nies 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 Palisade Legends 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: P.O. Box 41, Fruita, CO 81521, or email: info@highplainshoa.com.**

Dawn Kervin is inviting you to a scheduled Zoom meeting.

Topic: Palisade Legends Annual

Time: Dec 11, 2024 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83027964536?pwd=Tpbxl6rLqe5WX5wDbAlMYiVdeC9kYS.1>

Meeting ID: 830 2796 4536

Passcode: 241222

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One tap mobile

+17193594580,,83027964536#,,,,\*241222# US

+16699009128,,83027964536#,,,,\*241222# US (San Jose)

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Dial by your location

- +1 719 359 4580 US
- +1 669 900 9128 US (San Jose)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US