

2025 Shadow Run Annual HOA Meeting

Notice Wednesday, December 3, 2025, at 3 - 5 PM

Mesa County Public Library

443 N 6th St, Grand Junction, CO 81501

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

Meeting Code: 894 0095 2969 Passcode: 961117

Notice

Dear Shadow Run Association Owner/s:

Notice: The Shadow Run Owners Association has scheduled their Annual Meeting for **December 3, 2025, at 3 PM**. The meeting will be held at the Mesa County Public Library.

Election: The Association needs to elect at least three Members to the Board of Directors for staggered 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.

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

The Meeting ID # is 894 0095 2969 and the Passcode is 961117.

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: Review the budget and if you have any questions or concerns, they can be sent to contact@hoaservicesco.com or discussed at the annual meeting.

The Board of Directors
& Your HOA Mgmt. Partners

2025 Shadow Run Association Proxy
PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ **APPROVE**
my Proxy to be counted toward achieving quorum.

Budget: **Dues of \$360/month.**
Approve _____ OR Reject _____

Election: The Association will be voting for at least three members to be elected to the Board of Directors. Use this Proxy 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
- 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 Shadow Run Homeowners Association assigns either the Board of Directors as the owner's 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% (5 Units/Proxies/Members)
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at www.hoaservicesco.com – Shadow Run – 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
 - Discussion of upcoming maintenance projects
6. Budget:
 - The budget proposed by the Board does not require approval from the Members and it will be deemed approved by the Members in the absence of a veto at the noticed meeting by a majority of all Members whether or not quorum is achieved. Declaration of CC&Rs, Art. IV. Section 4.5 & Bylaws, Art. VII. Section 4. (e).
7. Annual Election: At Least Three Members are Needed to Serve for staggered 1-3 year terms.
 - A. Proxy or Nominations from the Floor
 - B. Voting
 - C. Announcement of the New Board of Directors
 - D. Close of Election
8. Adjournment

**Shadow Run Townhomes Homeowners Association
2026 ANNUAL BUDGET**

2026 Proposed

CASH & INCOME	
Cash Balances (YTD¹)	
Operating Cash	\$ 18,465.00
Reserve Savings	\$ 114,943.00
Total Cash Balances (YTD)	\$ 133,408.00
Recurring Income	
Annual HOA Dues	\$ 103,680.00
Units: 24	
Dues per Month: \$360.00	
Interest (estimated)	\$ 700.00
Total Recurring Income	\$ 104,380.00
Miscellaneous Income	
Reimbursed Expenses	\$ -
Violations/Fees/Fines/Assessments/Misc.	\$ -
Total Miscellaneous Income	\$ -
TOTAL CASH & INCOME	\$ 237,788.00

EXPENSES	
Recurring Expenses	
Landscape Maintenance	\$ 23,475.00
Landscaping/Irrigation System Repairs	\$ 4,000.00
Trees/Shrubs	\$ 1,500.00
General Repairs & Maintenance	\$ 5,000.00
Asphalt (crack filling)	\$ 1,700.00
Snow Removal	\$ 700.00
HOA Management	\$ 6,000.00
Insurance Policy	\$ 23,000.00
Common Electric	\$ 350.00
Office Expenses	\$ 500.00
Legal/Professional Services	\$ 7,000.00
Registration	\$ 53.00
Accounting/Tax Preparation	\$ 300.00
Meeting Expenses	\$ 100.00
Miscellaneous	\$ 2,000.00
Total Recurring Expenses	\$ 75,678.00
Miscellaneous Major Expenses	
Roof Replacement ²	\$ 25,000.00
Deck Repair/Replacement ²	\$ 20,000.00
Stucco Repair/Painting	\$ -
Concrete Repair	\$ -
Total Miscellaneous Major Expenses	\$ 45,000.00
TOTAL EXPENSES	\$ 120,678.00

YEAR-END RESERVES	
Net Income (estimated reserves contribution) ³	\$ 28,702.00
Reserve Savings ⁴	\$ 69,943.00
TOTAL YEAR-END RESERVES (estimated)	\$ 98,645.00

1. YTD = 11/05/2025

2. Roofs planned: TBD & Decks planned: TBD. Estimated major expenses will be funded by the reserves account.

3. Net Income (estimated reserves contribution) = Total Recurring Income - Total Recurring Expenses

4. Reserve Savings = Reserve Savings (YTD) - Total Miscellaneous Major Expenses

Note: 73% of the total Annual HOA Dues will be allocated to our Total Recurring Expenses. 27% remains as net income/estimated reserves contribution.