

Palisade Legends Annual HOA Meeting 2025

Thursday, December 18, 2025

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 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 last year, all Directors had been appointed by the Declarant. Last year, Gretchen Nies was elected to the Board at the Annual Meeting. She has since resigned and the Board elected Jess Coss in her place until this meeting. 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, Jess Coss has been appointed to the Board of Directors and the 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 Jess Coss to continue serving and the 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. The Proxy must be received by 5:00 P.M. Wednesday, December 17, 2025 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 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 2026
6. Discussion of Rule and Regulations as well as Compliance
7. Committees
8. New Business
9. Adjournment

Palisade Legends Association

2026 ANNUAL BUDGET Draft

36 Units

Proposed Monthly Dues: \$265/Month x 25, --Finished Units

Declarant Dues for Empty Lot/s: \$79.50 x 11

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

INCOME

	2022 Actual	2023 Actual	2024 Actual	2025 YTD	2026 Proposed
Association Dues		\$19,663.00	\$48,648.82	\$68,812.99	\$79,500.00
Prepays				\$1,455.93	
Capital Assessment New Buyers	\$530.00	\$7,420.00	\$530.00	\$5,000.00	\$2,650.00
Declarant Contribution	\$175.00	\$2,500.00		\$19,060.50	15000
Violation/Fees/Fines		\$390.00	-\$390.00	\$0.00	
Clubhouse Rental		\$507.00	\$580.63	\$0.00	\$300.00
Interest	\$0.69	\$6.25	\$20.19	\$27.74	\$30.00
Vacation Rental Income	\$8,535.78	\$11,263.36	\$8,874.10	\$12,776.82	\$13,000.00
Total Income	\$9,241.47	\$41,749.61	\$58,263.74	\$107,133.98	\$110,480.00

EXPENSES

Irrigation System Maintenance			\$830.00	\$1,000.00	\$1,000.00
Irrigation Water Shares				\$297.83	\$300.00
Landscaping/Irrigation Repair & Maintenance			\$6,270.00	\$23,777.00	\$25,000.00
Janitorial/Cleaning/Other	\$50.00	\$600.00	\$5,250.00	\$7,500.00	\$8,500.00
Pool Maintenance & Repair	\$700.00	\$12,773.99	\$4,657.67	\$7,905.62	\$8,500.00
Lift Station Monitoring & Maintenance		\$4,300.00	\$9,000.00	\$11,200.00	\$12,500.00
Security Service		\$5,198.00	\$13,902.00	\$20,070.00	\$24,000.00
Management	\$3,744.00	\$3,888.00	\$2,592.00	\$3,600.00	\$3,600.00
Insurance	\$2,432.80	\$2,509.68	\$2,040.38	\$6,562.26	\$6,985.98
Snow Removal	\$1,797.50	\$2,135.50	\$493.90	\$0.00	\$500.00
Utilities/Electricity/Water/Trash		\$5,365.53	\$6,606.41	\$12,005.30	\$13,500.00
Office/Mailing		\$121.73	\$303.23	\$43.30	\$150.00
Legal/Prof. Services					
Registrations: DORA/SOS	\$39.00	\$10.00	\$43.00	\$65.00	\$65.00
Accounting/Tax Prep	\$190.00	\$190.00	\$250.00	\$130.00	\$130.00
					\$130
Total Expenses	\$8,953.30	\$37,092.43	\$52,238.59	\$94,156.31	\$104,730.98

NET INCOME

	\$288.17	\$4,657.18	\$6,025.15	\$12,977.67	\$5,749.02
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Account Balances YTD, 2025:

Operating Cash: \$14,357.63

Reserve Saving Account: \$1,852.50

Total Cash Assets: \$16,210.13

2025 PALISADE LEGENDS ASSOCIATION PROXY

Please return your signed Proxy to achieve quorum

Quorum: I (Print full name) _____

APPROVE my **Proxy** to be counted toward the 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 annual meeting to serve on the Board. Please check the line that applies.

I nominate **Jess Coss** 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 at 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 Owner's Association, assigns either the Board of Directors as my proxy or (insert proxies name) _____ of Colorado to represent me, because I can not attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded. I will complete and send in this Proxy either to email: info@highplainshoa.com or to PO Box 41, Fruita, CO 81521 by Wednesday, December 17, 2025.

Dawn Kervin is inviting you to a scheduled Zoom meeting.

Topic: Palisade Legends Annual Meeting

Time: Dec 18, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81073279927?pwd=1XkSyJzz3LKdMpAsWaTYwZbiasKBKl.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=6c699208-4c10-423b-b72b-2e0682f936c7>

Meeting ID: 810 7327 9927

Passcode: 905235

One tap mobile

+17193594580,,81073279927#,,,,*905235# US

+16694449171,,81073279927#,,,,*905235# US

Join instructions

https://us02web.zoom.us/meetings/81073279927/invitations?signature=KJPob4M_LB-ipUgqFnN4TkgvXTOSrs-PWXBbepVVLw