



Annual Homeowners Association Meeting

Monday, December 16, 2024, at 6:00 pm

14204 W 45th Dr, Golden, CO 80403 (at Rob and Robin Johnson’s home)

Unable to attend in person? Join via Microsoft Teams

Virtual Entry is at 5:45pm – Meeting ID: 270 319 106 986 – Passcode: N4sx3H

It is time again for the annual meeting required by the Association’s by-laws. Agenda Items for the meeting are as follows:

- Highlights of Year 2024
- Owner Education
- Re-writing Governing Documents with Melissa Garcia from Altitude Community Law
- Treasurer Report, 2025 Budget, and 2025 Plans
- New Business

If you have additional items you would like discussed, please provide them to any member of the Board for inclusion at the meeting.

It is imperative that we have a quorum for this meeting to continue functioning as a resident-run, covenant-controlled area. ***A quorum is more than 25% or 14 members of the Association.*** Proxies are accepted in determining a quorum. You can deliver a Proxy form to any homeowner who will attend the meeting, or you can drop it off to any board member prior to the meeting. ***If you attend the Teams call you are considered as attending the meeting in person.***

- Inclusions:
1. Proxy
 2. Proposed 2025 Budget
 3. Teams Instructions

PROXY AUTHORIZATION ANNUAL HOMEOWNERS MEETING ON **MONDAY, DECEMBER 16, 2024**

I _____ (printed name of homeowner), owner of lot number _____, hereby authorize _____ (PRINTED NAME OF PROXY) to be my proxy at the aforementioned meeting.

SIGNATURE OF HOMEOWNER: _____

DATE: _____

Orchard HOA Budget - 2025

	Actual 2022	Actual 2023	Proposed 2024	Projected Actual 2024	Proposed 2025
Residential Assessments	31,864	31,800	31,800	31,800	61,000
Late Fees	96	92	-	-	-
Interest	132	544	300	486	500
Miscellaneous Income	6,860	-	-	-	-
Total Income	38,952	32,436	32,100	32,286	61,500
General Administrative	1,308	2,215	-	-	-
Insurance Premiums	1,179	1,865	2,500	2,592	2,750
Electric Services	141	87	150	196	225
Trash and Recycle Services	9,425	7,988	8,600	12,151	12,500
Grounds & Landscape	400	980	1,000	1,600	2,000
Common Area Repairs	-	-	-	-	25,000
Fence Repairs	7,360	4,000	3,000	4,470	5,000
Fence Replacement	-	9,600	-	-	-
Bookkeeping Services	1,125	507	2,040	2,028	2,100
Legal Services	395	2,240	9,000	-	6,000
Management Services	5,320	8,398	-	-	-
Office Supplies	-	525	800	-	200
Tax Filing Fees	-	-	10	-	10
Other Expenses	-	-	100	-	100
Reserve Fund	-	-	5,300	5,300	5,300
Total Expenses	26,653	38,405	32,500	28,337	61,185
Net Income	12,299	(5,969)	(400)	3,949	315
				Assessment	61,000
				#53 Units	1,150.94
				Rounded	\$1,150

MICROSOFT TEAMS INSTRUCTIONS

1. Type or copy+paste the following link into your web browser (Chrome, Firefox, etc.):

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

2. To join the meeting:

a. Enter the meeting ID: **270 319 106 986**

b. Enter the password: **N4sx3H**

3. Once you are on the call, please remember to click on the mute button.