



The Orchard Homeowner's Association, Inc.
Golden, CO 80403
www.orchardhoa.org

Annual Homeowners Association Meeting

Friday, December 19, 2025, 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 Google Meet

Entry is at 5:45pm, video call link: <https://meet.google.com/rbw-ncdu-qes>

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

- Approve Minutes from 2024 Annual Meeting
- Highlights of the Year + Voting Results of Governing Document Rewrite Project and Next Steps
- Homeowner Education – Lou Hamm
- Treasurer Report, 2026 Budget, and 2026 Plans
- Nominations for Open Board Seats and Voting
- 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 community. 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 Google Meet Videocall you are considered as attending the meeting in person.***

Cut on the dotted line below and return to a Board member

PROXY AUTHORIZATION ANNUAL HOMEOWNERS MEETING ON FRIDAY, DECEMBER 19, 2025

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 - 2026

	Actual 2023	Actual 2024	Proposed 2025	Projected Actual 2025	Proposed 2026
Residential Assessments	31,800	31,800	31,800	32,400	34,450
Late Fees	92	-	-	50	-
Interest	544	493	300	579	500
Miscellaneous Income	-	-	-	-	-
Total Income	32,436	32,293	32,100	33,029	34,950
General Administrative	2,215	-	-	-	-
Insurance Premiums	1,865	2,592	2,500	2,811	3,250
Electric Services	87	175	150	151	225
Trash and Recycle Services	7,988	12,682	8,600	12,844	13,650
Grounds & Landscape	980	1,600	1,000	2,050	2,650
Common Area Repairs	-	-	-	459	380
Fence Repairs	4,000	3,725	3,000	-	3,150
Fence Replacement	9,600	-	-	-	-
Bookkeeping Services	507	2,028	2,040	2,028	2,350
Legal Services	2,240	-	9,000	9,448	2,745
Management Services	8,398	-	-	-	-
Office Supplies	525	-	800	-	900
Tax Filing Fees	-	-	10	10	125
Other Expenses	-	-	100	-	150
Reserve Fund	-	-	-	5,300	5,375
Total Expenses	38,405	22,802	27,200	35,101	34,950
Net Income	(5,969)	9,491	4,900	(2,072)	-
			Assessment	34,450	
			#53 Units	650.00	
			Rounded	\$650	

GOOGLE MEET INSTRUCTIONS

1. Type or copy then paste the following link into your browser and press “enter” / “return”:

<https://meet.google.com/rbw-ncdu-qes>

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