

## Annual Meeting Notice and Agenda 2024

Independence Valley Filing 2 Homeowners Association

Date: Tuesday, April 2, 2024  
Time: 6:00 P.M. MDT  
Place: Western CO Contractor's Association meeting room  
Address: 2470 Patterson Rd. Unit #14, Grand Junction, CO 81502

Page two is a ballot that may be used as a proxy in the event you do not attend the Annual Meeting. One vote per lot owned is allowed. Proxy ballots must be received by March 27, 2024, at the following address:

Independence Valley Filing 2 HOA  
P.O. Box 1493  
Grand Junction, CO 81502

### Agenda/Order of Business:

1. Call of the roll of members/sign-in/introduction of members present
2. Proof of notice of meeting
3. Reading of minutes of last meeting
4. Reports of officers and committees
5. 2023 Financial report
6. 2024 Proposed budget
7. Election of directors
8. Election of 4 of 7 Architectural Control Committee members
9. Unfinished business
10. New business
11. Miscellaneous business

Members who have volunteered to run for board of director positions:

David Hartmann (current president)  
Tom Lee (current vice president)  
Brian Amann (current secretary/treasurer)  
Jesse Heer

Members who have volunteered to run for architectural control committee (ACC) positions

Cindy Amann	Curtis Rahm	Troy Roehm
Melissa Hoaglund	Ashley Benakis	Jim Partsch
Karen Lee	Justin Menge	Penny Walker

**Ballot for directors, ACC members**

Vote for three directors (Board is 3 members who select the officers among themselves):

Write in \_\_\_\_\_

Write in \_\_\_\_\_

Write in \_\_\_\_\_

Vote for four ACC members (ACC is 7 members, 4 elected at large, 3 appointed by BOD)

Write in \_\_\_\_\_

Write in \_\_\_\_\_

Write in \_\_\_\_\_

Write in \_\_\_\_\_

I would be willing to serve on a committee

Irrigation \_\_\_\_\_ Architectural Control \_\_\_\_\_ CC&R Update \_\_\_\_\_

Your elected directors propose a 2024 budget of \$40,480 and annual dues of \$880 per lot. A financial report and this budget are enclosed with this mailing.

\_\_\_\_\_ In favor of the budget                      \_\_\_\_\_ Oppose the budget

Homeowner's Name (please print): \_\_\_\_\_

Homeowner's Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Email address: \_\_\_\_\_

**Independence Valley HOA II 2023 Financials & 2024 Budget proposed**

	<b>BALANCE SHEET 12/31/2023</b>	<b>2023 Budget</b>	<b>2023 Budget Variance</b>	<b>BALANCE SHEET 12/31/2024</b>
<b>Assets</b>				
Cash	\$7,413.58	\$2,025.40	\$5,388.18	\$11,106.17
Cash - Restricted	\$3,682.91	\$0.00	\$3,682.91	\$7,365.82
Unpaid Dues Receivable	\$0.00	\$0.00	\$0.00	\$0.00
Receivables	\$0.00	\$0.00	\$0.00	\$0.00
Prepaid Legal	\$945.50	\$0.00	\$945.50	\$0.00
Land	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
<b>Total Assets</b>	<b>\$42,041.99</b>	<b>\$32,025.40</b>	<b>\$10,016.59</b>	<b>\$48,471.99</b>
Payables	\$0.00	\$0.00	\$0.00	\$0.00
Equity	\$42,041.99	\$32,025.40	\$10,016.59	\$48,471.99
<b>Total Payables and Equity</b>	<b>\$42,041.99</b>	<b>\$32,025.40</b>	<b>\$10,016.59</b>	<b>\$48,471.99</b>
<b>Cash Receipts &amp; Expenditures</b>				
	<b>2023 Actual</b>	<b>2023 Budget</b>	<b>2023 Variance</b>	<b>2024 Budget</b>
<b>Cash Receipts</b>				
Dues	\$40,480.00	\$36,800.00	\$3,680.00	\$36,800.00
Dues - Restricted				\$3,680.00
Prior year unpaid dues	\$0.00	\$0.00	\$0.00	\$0.00
Receivables				
Interest received	\$8.77	\$2.00	\$6.77	\$10.00
Late fees	\$0.00	\$0.00	\$0.00	\$0.00
Common Expense Reimb	\$1,696.39	\$0.00	\$1,696.39	\$1,800.00
Other Reimb	\$80.00	\$0.00	\$0.00	\$0.00
<b>Total Receipts</b>	<b>\$42,265.16</b>	<b>\$36,802.00</b>	<b>\$5,383.16</b>	<b>\$42,290.00</b>
<b>Cash Expenditures</b>				
	<b>2023 Actual</b>	<b>2023 Budget</b>	<b>2023 Variance</b>	<b>2024 Budget</b>
Mowing HOA premises	\$5,865.00	\$11,000.00	-\$5,135.00	\$9,000.00
Insurance	\$1,236.00	\$1,200.00	\$36.00	\$1,300.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Legal & Professional	\$5,294.00 (1)	\$2,500.00	\$2,794.00	\$2,500.00
Miscellaneous	\$80.00	\$200.00	-\$120.00	\$200.00
Postage & Office Supplies	\$156.00	\$180.00	-\$24.00	\$180.00
Property Taxes	\$625.92	\$630.00	-\$4.08	\$700.00
Redlands Water	\$17,220.00	\$16,810.00	\$410.00	\$17,630.00
Excel Energy	\$324.82	\$300.00	\$24.82	\$350.00
Repair & Maintenance - General	\$432.00	\$4,000.00	-\$3,568.00	\$2,000.00
Repair & Maintenance - Irrigation	\$1,032.97	\$0.00	\$1,032.97	\$2,000.00
Prepaid expenses	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Expenditures</b>	<b>\$32,266.71</b>	<b>\$36,820.00</b>	<b>-\$4,553.29</b>	<b>\$35,860.00</b>
Net surplus-(deficit)	\$9,998.45	(\$18.00)	\$10,016.45	\$6,430.00
Net Surplus - (Restricted)				<u>(\$3,682.91)</u>
Net Surplus - General				<u>\$2,747.09</u>

(1) - Includes \$3,109.50 legal invoice for services incurred October 2022 through February 2023 not reflected in 2022 expenses or 2023 Budget.