

# THE KNOLLS MASTER ASSOCIATION

## ANNUAL MEETING NOTICE

**Monday, November 3, 2025 @ 6:30 pm**

First Presbyterian Church

3940 27 ½ Rd. Grand Junction CO 81506

Management: [info@cic-hoa.com](mailto:info@cic-hoa.com)

Website: [www.knollsmasterhoa.com](http://www.knollsmasterhoa.com)

October 17, 2025

Enclosed in this packet:

- Cover Letter from the Board
  - Request for Architectural Committee Members
  - Request for Board Secretary
- Annual Meeting Agenda
- Minutes of Annual Meeting 2024
- 2026 Budget – NEW Expense – Grand Valley Water Users Association User Fee
- 2025 Annual Meeting Proxy

Greetings Neighbors,

Hopefully, you have enjoyed your summer and are now preparing for the holiday season. However, your HOA does not function without your help. Your participation is crucial for the Association Board to act on your behalf in budgeting and ensuring efficient and reliable irrigation, common area landscaping, insurance liability, etc. If you are unable to attend the Annual Meeting, please designate a neighbor to be our proxy, or you can mail it to the address written on the proxy form enclosed.

These past several years have been particularly challenging in managing expenses to keep our HOA dues as low as possible without sacrificing services that maintain your home value. And now, in addition to past year's budget increases in electricity, water, insurance, and landscape maintenance, there is another new expense imposed upon every single owner that relies on the Grand Valley Water Users Association to provide irrigation water. While the Budget Report below will provide you with the details, I encourage each of you to visit the GVVUA website for an excellent PowerPoint presentation explaining the rationale for the increase. On the [gvwua.com](http://gvwua.com) website:

- Click "New User Access Fee Information" on the right of the Home screen
- Scroll down – on the right side of this page, click "Open House Document"

This is vitally important information for you to understand the new 2026 Budget.

### **BUDGET**

The enclosed budget for 2026 will be reviewed and presented for ratification. Our treasurer is Ron Makela and can be reached at [srjmakela@earthlink.net](mailto:srjmakela@earthlink.net). Annual dues for 2026 have been increased to \$950.00. Billings will be prepared and mailed in late December 2025; payment is

due by January 31, 2026. Our 2026 budget reflects increased operating expenses for management fees, irrigation system expenses, a new reserve study, and a new \$50.00 annual end-user fee imposed by the Grand Valley Water Users Association. We continue to budget for fence repair and maintenance (painting), as well as tree maintenance and removal. The enclosed budget, which will be presented at the annual meeting, itemizes income and expenses for 2026 as approved by the Board of Directors. The enclosed Knolls Assessment sheet itemizes revenues and costs per month per homeowner. It also compares revenues and expenses between 2025 and 2026.

Common area expenses shared by the Knolls Master HOA and the Ravenna Hills HOA are identified on the budget document with a double asterisk \*\*. The Shared Cost Agreement can be reviewed on our website.

## **IRRIGATION**

The entire irrigation water supply is separate from the city water supply. Each year, the collective irrigation water supply must be methodically started up, operated, maintained, and then shut down to prevent freeze damage. Signs will be placed at each entrance to the neighborhood around the 3rd week in October, if not sooner (due to a hard freeze threat), to shut off your irrigation. Failure to turn off your own irrigation can result in damage to the entire system during the winterization process. We cannot emphasize this enough. Please help us eliminate additional maintenance costs.

## **ARCHITECTURAL REVIEW**

If you are planning to paint your home, renovate, change, or improve your property, the CCRs require prior approval from the Committee. The application form can be found on the Knolls website [www.knollsmasterhoa.com](http://www.knollsmasterhoa.com). Or email the Management Company at [admin@cic-hoa.com](mailto:admin@cic-hoa.com).

## **FENCE STAINING**

The only approved color to be used throughout the neighborhood is Sherwin-Williams' exterior solid stain color called "Monument." This is not an official Sherwin-Williams color. The paint color is on file at any local Sherwin-Williams store. The name "Monument" designates the Knolls HOA-approved color. Please abide by the CCR requirement.

## **TRAILER OR RECREATIONAL VEHICLE PARKING**

Owners of trailers, campers, boats, or any recreational vehicles are allowed to park the unit outside their home for **no more than 72 hours** for cleaning, maintenance, etc. To report abusers, call the City of Grand Junction at 970-244-6707. For parking complaints and other City Code Violations, call 970-244-4123. Be a considerate neighbor and abide by the rule. In 2023, the state of Colorado removed all HOAs from parking enforcement and transferred responsibility to the City; therefore, our HOA no longer has the authority to enforce parking.

## **BARKING DOGS**

The Association no longer enforces barking dog complaints. Grand Junction city code enforcement number is 970-244-4123

## **DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS (CCRs)**

This year, the entire CCRs have been revised to remove language that is no longer relevant to the operation of the Association and to incorporate all the past amendments to create one cohesive

document. Of note, we have removed all language referencing the developer and all provisions that no longer comply with the Colorado Common Interest Ownership Act CCIOA.

You will receive a separate mailing requesting your approval of the revised documents within the next few months. It is precisely because many of you respect the Covenants and are considerate of your neighbors that the Knolls subdivision is a joy to live in and is so beautifully maintained.

### **TRAILER OR RECREATIONAL VEHICLE PARKING**

Due to recent changes in Colorado state statutes, the Association no longer has jurisdiction over any right-of-ways. We can no longer enforce any parking violations on the street. You must report this incident to the City of Grand Junction yourself. Campers, RVs, boats, trailers, or commercial vehicles cannot be parked in the street for more than 72 hours. Your vehicle may be towed at your expense. Please be aware of the following violations of the City Parking Code.

You can be ticketed for parking in the following locations or manner:

- In front of or within 5 feet of an alley, a private driveway, or a public driveway.
- In front of or within fifteen feet of a fire hydrant.
- On or within 20 feet of marked or unmarked crosswalks. A crosswalk is considered to be the extension of sidewalk boundary lines across a street or at any location where crosswalks are marked with white or yellow lines.
- Anywhere that parking would obstruct or interfere with the free movement of vehicular traffic or proper street or highway maintenance.
- Call Code Enforcement at 970.244.4123 to report this matter and junk vehicles.

The above topics are only a few of the most common issues that require the Board's attention. It is precisely because so many owners respect the Covenants and are so considerate that the Knolls subdivision is so beautifully maintained. Below are highlights of your Board activity in 2025.

- Completed a Shared Cost agreement with Ravenna Hills HOA
- Trimmed trees and removed dead trees
- Obtained bids for Capital Reserve Fund Study
- Renewed management, accounting, and Insurance contracts
- Drafted CCR revisions
- Reviewed numerous Architectural requests. (Thank you, considerate owners!)
- Responded to owners regarding complaints for: perimeter home lighting; flooding of a yard due to neighbors overwatering; barking dogs;

### **So much to be grateful for:**

This year, we are grateful to Andy Mohler for agreeing to join your Board and Stephanie Meyer for working on revising our Covenants. Your Board members are genuinely thankful for professional management under the direction of Christine Sartoris. Christine has been a godsend. Thank you, Andy, Stephanie, and Christine.

Your Board members are also grateful to you, our neighbors, for continuing to abide by our Covenants, maintaining your property so beautifully, and being a courteous neighbors. Common courtesy goes a long way in creating a harmonious environment. The purpose of your Board is to enforce Covenants to create a cohesive and attractive living environment for all residents. We could not do this without your cooperation. Thanks to you, the Knolls is a pretty special neighborhood.

Finally, your Board secretary is burned out. This faithful volunteer has enjoyed serving your community and working with your excellent Board members for more than 10 years to ensure the Knolls remains a premier neighborhood in Grand Junction. She will retire from the Board at the end of this year. Please consider serving with fun, dedicated Board members. You will find that we have an Architectural Review Committee, updated Covenants, updated Policies & Procedures, an excellent management company, and a Treasurer and professional CPA ensuring financial viability. Thank you all for keeping our neighborhood beautiful and being considerate neighbors.

Have a safe and happy holiday season.

**The Knolls Board of Directors**

# Annual Meeting

## Knolls Master HOA

**Monday, November 3, 2025, at 6:30 pm**

First Presbyterian Church Room E-11 Corner of 27 1/2 Road & Cortland Grand Junction

## **AGENDA**

- Introduction of the Board of Directors
- Confirm Quorum Knolls HOA (21 owners required. Attendees and proxies combined.)
- Approve the Minutes of the 2024 Annual Meeting (enclosed)
- Treasurer's Report:
  - a. Operating Cost Increase –
    - i. Grand Valley Water Users Association
  - b. Budget increase
  - c. Common Area projects, shared expenses KM 72%; RH 28%:
  - d. Pond dredging – not accruing funds this year for 2027-8
  - e. Shared Cost Agreement between Knolls Master and Ravenna Hills recorded with Clerk of Court
  - f. Ratify 2026 Knolls Master Budget
  - g. Contract change for aerator fountain maintenance in pond 2
- Old Business
  - a. Tree removal and replacement in the Common Area
  - b. Began receiving quotes for the Capital Reserve Update, which will begin in 2026.
- New Business
  - a. Owner approval request of CCR revisions mailing
  - b. Secretary resignation – need a secretary.
  - c. Architectural Control Committee – new guidelines for xeriscaping
- Open Forum for Owners

Adjournment

### **Proxy**

If unable to attend this meeting in person, please designate a proxy to represent you at the Knolls Master Association Annual Meeting. You may also sign, scan, and email to: [jeannereporter@bresnan.net](mailto:jeannereporter@bresnan.net). Proxy form enclosed.

**DRAFT MINUTES**  
**Annual Meeting**  
**Knolls Master HOA**

**Monday, November 11, 2024, at 6:30 pm**

First Presbyterian Church Room E-11 Corner of 27 1/2 Road & Cortland Grand Junction

**WEBSITE: [www.knollsmasterhoa.com](http://www.knollsmasterhoa.com)**

Secretary Jeanne Reporter opened the meeting by introducing the Board members: Don Gutentag, President; Randy Miller, Vice President; and Ron Makela, Treasurer.

A Quorum of 21 was achieved: 15 owners in attendance with 12 proxies.

The Minutes of the 2023 Annual Meeting were approved.

**Treasurers Report**

Ron Makela reported the national standard for HOA operating account balance is 3-6 months of available funds. We are right at 3 months of available funds. Mailed in October to each owner is the 2025 budget. The budget reflects an increase in annual dues from \$100.00 to \$850.00. Billings will be prepared and mailed in late December 2024; payment is due by January 31, 2025. Our 2025 budget reflects the increased operating expenses of landscaping, insurance, accounting, and electricity costs. Due to growing maintenance expenses in some categories, new line items were added to the budget: Tree Maintenance and Irrigation System.

Knolls Master HOA and Ravenna Hills HOA share common area expenses, which you can view on our website. Click the link: Shared Cost Agreement. The Knolls Master Association consists of 104 owners. Ravenna Hills HOA consists of 41 homes located on Cortina Court, Fernwood Court, and Sparrow Court, where landscaping for all 41 homes is provided by the Ravenna Hills HOA. Both HOAs are accruing funds each year for pond dredging in 2027-2028.

Ron also reported that we will budget for the Capital Reserve Study, which will begin in 2026.

The 2025 Knolls Master Budget was Ratified.

**Old Business**

**Fences:** President Don Gutentag reported that the fence along the walkway between Piazza and Ridge Drive has been painted. The Flower bed is slowly being improved with year-end available funds.

The only approved color to be used throughout the neighborhood is Sherwin-Williams exterior solid stain color called "Monument." This is not an official Shirwin Williams color. The paint color is on file at any local Sherwin-Williams store. The name "Monument" designates the Knolls HOA-approved color. Please abide by the CCR requirement.

**Policies & Procedures and FAQs:** both on the website, were updated to reflect the new state mandates and approved CCR revisions.

Irrigation: Don reminded the owner that the entire irrigation water supply is separate from the city water supply. Each year, the collective irrigation water supply must be methodically started up, operated, maintained, and then shut down to prevent freeze damage. Signs will be placed at each entrance to the neighborhood around the 3rd week in October, if not sooner (due to a hard freeze threat), to shut off your irrigation. Failure to turn off your own irrigation can result in damage to the entire system during the winterization process. We cannot emphasize this enough. Please help us eliminate additional maintenance costs.

Don Gutentag also reported that in the spring, after the irrigation water fills the ponds, we will wait one week to give the silt time to settle to the bottom, so we are not pumping it through the system. He also reminded owners that too many are over-watering.

Architectural Control: If you are planning to paint your home, renovate, change, or improve your property, the CCRs require prior approval from the Committee. The application form can be found on the Knolls website [www.knollsmasterhoa.com](http://www.knollsmasterhoa.com). Or email CIC Management at [admin@cic-hoa.com](mailto:admin@cic-hoa.com).

### **New Business**

New Architectural Committee Volunteers were acknowledged - Andy Mohler and David Waite.

Jeanne reported that the CCR revisions will begin in 2025. Committee members needed.

One of the state mandates in 2023 is for HOAs to provide guidelines for xeriscaping. Jeanne reminded everyone that the Architectural Control Committee must approve any changes to landscaping.

Don Gutentag thanked all the owners who helped this year in our community.

### **Open Forum for Owners**

- Discussion on how to remove cattails in the ponds.
- Questions on the rules for barking dogs, trailers in the streets, and signs in the front yard or at the entrances.

Meeting adjourned at 8:15 pm

THE KNOLLS MASTER ASSOCIATION-2026 BUDGET

ANNUAL DUES FOR 2026 = \$950.00

| September 4, 2025                                           |            |            |            |            | Thru July 2025 |             | Projected / Actual 2025 |             | Budget 2026 |             | Comments    |             |
|-------------------------------------------------------------|------------|------------|------------|------------|----------------|-------------|-------------------------|-------------|-------------|-------------|-------------|-------------|
| Income                                                      |            |            |            |            | Actual 2019    | Actual 2020 | Actual 2021             | Actual 2022 | Actual 2023 | Actual 2024 | Budget 2025 | Budget 2026 |
| Operating Budget Assessment                                 | 55,857.00  | 55,395.00  | 62,708.04  | 62,784.00  | 69,423.00      | 68,822.04   |                         |             |             |             | 78,580.08   | 78,580.08   |
| Ravenna Hills Assessment                                    | 14,935.68  | 14,562.96  | 11,909.76  | 15,163.60  | 12,558.84      | 15,019.20   |                         |             |             |             | 19,381.92   | 19,428.00   |
| Interest Income                                             | 42.43      | 28.26      | 8.69       | 16.14      | 38.79          | 43.75       |                         |             |             |             | 38.50       | 3,000.00    |
| Other Income (Fines/LateFees/Penalties/Credits)             |            |            | -          | -          | 3.00           |             |                         |             |             |             |             |             |
| Transfer Fee                                                | 1,000.00   | 1,100.00   | 400.00     | 1,500.00   | 800.00         | 2,200.00    |                         |             |             |             | 600.00      | 600.00      |
| Capital Improvement for Ponds & Irrigation                  |            |            |            |            |                |             |                         |             |             |             |             |             |
| Assessment to HOA Members                                   |            |            |            | 240.48     | 48.89          |             |                         |             |             |             |             |             |
| Late Fee Assessments                                        |            |            |            | 79,109.22  | 82,872.52      |             |                         |             |             |             |             |             |
| Total Income                                                | 71,835.11  | 71,086.22  | 75,026.49  | 79,109.22  | 82,872.52      | 86,084.99   |                         |             |             |             | 98,600.50   | 111,321.00  |
| Expenses                                                    |            |            |            |            |                |             |                         |             |             |             |             |             |
| Bad Debt Writeoff                                           |            |            |            |            |                |             |                         |             |             |             |             |             |
| Bank & Other Service Charges                                |            | 2.00       |            |            |                |             |                         | 28.00       | 2.00        |             |             |             |
| Capital Improvements - NonIrrigation                        |            |            |            |            |                |             |                         |             |             |             |             |             |
| Grounds                                                     |            |            |            |            |                |             |                         |             |             |             |             |             |
| Grounds Maintenance - Contract (shared)**                   | 22,509.00  | 22,509.99  | 23,409.00  | 23,409.00  | 24,120.00      | 24,120.00   |                         |             |             |             | 27,990.00   | 27,909.00   |
| Grounds Maintenance - Incidental (shared)**                 | 2,449.45   | 4,632.14   | 4,206.86   | 7,826.23   | 6,742.44       | 6,188.71    |                         |             |             |             | 10,045.00   | 10,045.00   |
| Grounds Maintenance - Snow Removal                          | 735.60     | 400.00     | 178.75     | 485.00     |                |             |                         |             |             |             | 1,155.00    | 1,540.00    |
| Tree Maint./Renoval (shared)**                              |            |            |            |            |                |             |                         |             |             |             | 5,004.00    | 4,000.00    |
| Insurance                                                   |            |            |            |            |                |             |                         |             |             |             |             |             |
| Insurance - Residential (shared)** and D & O)               | 2,030.46   | 2,030.94   | 2,040.42   | 2,120.33   | 1,484.91       | 2,090.01    |                         |             |             |             | 2,613.45    | 2,037.00    |
| Insurance - Liability & Umbrella (shared)**                 | 1,155.42   | 1,150.92   | 1,150.92   | 1,144.43   | 983.74         | 1,122.00    |                         |             |             |             | 1,122.00    | 1,122.00    |
| Insurance - Knolls Directors & Officers                     |            |            |            |            |                |             |                         |             |             |             | 491.00      |             |
| Miscellaneous                                               |            |            |            |            |                |             |                         |             |             |             |             |             |
| Office Supplies & Expense                                   | 329.93     | 1,440.40   | 321.53     |            |                | 212.35      |                         |             |             |             | 300.00      | 300.00      |
| Postage/copies                                              | 487.69     | 727.37     | 622.46     | 84.62      | 189.00         | 1,286.04    |                         |             |             |             | 819.00      | 819.00      |
| Meeting Expense                                             |            | 120.08     | 16.27      | 55.87      |                | 273.75      |                         |             |             |             | 150.00      | 150.00      |
| Professional Fees                                           |            |            |            |            |                |             |                         |             |             |             |             |             |
| Accounting                                                  | 2,700.00   | 3,000.00   | 3,000.00   | 3,900.00   | 3,950.00       | 5,350.00    |                         |             |             |             | 4,950.00    | 4,950.00    |
| Annual Report/Policies & Procedures                         |            |            | -          | -          |                |             |                         |             |             |             |             |             |
| Legal Fees                                                  | 3,806.00   | 7,545.93   | 2,091.00   | 2,030.00   | 5,398.10       | 5,492.90    |                         |             |             |             | 2,500.00    | 2,500.00    |
| Management Fees                                             | 1,675.00   |            | 600.00     | 600.00     |                | 1,200.00    |                         |             |             |             | 6,000.00    | 6,000.00    |
| Professional Fees-Other                                     |            | -          | -          | -          |                |             |                         |             |             |             |             |             |
| Tax Preparation                                             | 330.00     | 330.00     | 330.00     | 425.00     | 425.00         | 425.00      |                         |             |             |             | 475.00      | 475.00      |
| Income Tax (Interest Income From Bank)                      |            |            |            |            |                |             |                         |             |             |             |             |             |
| Website Management Fees                                     | 1,913.00   | 420.00     | 510.00     | 532.00     | 356.00         | 530.00      |                         |             |             |             | 350.00      | 350.00      |
| Repairs & Maintenance                                       |            |            |            |            |                |             |                         |             |             |             |             |             |
| Fence Repair (shared)**                                     | 1,065.30   | 480.20     | 500.00     | 150.00     | 773.17         | 1,443.96    |                         |             |             |             | 1,000.00    | 1,000.00    |
| Irrigation System/Pump&Pumphouse (shared)**                 |            | 4,270.49   | 1,994.63   | 336.68     | 267.50         | 2,539.20    |                         |             |             |             | 3,500.00    | 3,500.00    |
| Repairs & maintenance-other                                 |            |            |            |            |                |             |                         |             |             |             | 100.00      | 100.00      |
| USPS Mailbox Maintenance                                    |            |            | 2,885.00   |            |                |             |                         |             |             |             |             |             |
| Fence Repair - Knolls                                       |            |            |            | 533.98     | 2,835.38       | 10,187.66   |                         |             |             |             | 7,200.00    | 7,200.00    |
| Pumphouse Maintenance - Knolls                              |            |            |            |            | 3,317.53       |             |                         |             |             |             |             |             |
| Landscape Maintenance - Knolls                              |            |            |            |            | 55.00          |             |                         |             |             |             |             |             |
| Irrigation System - Knolls                                  |            |            |            |            | 1,421.91       | 2,452.59    |                         |             |             |             | 3,000.00    | 3,000.00    |
| Special Projects                                            |            |            |            |            |                |             |                         |             |             |             |             |             |
| Reserve Study                                               |            |            |            |            |                |             |                         |             |             |             | 3,500.00    | 3,500.00    |
| Pond Dredging-Pond 1                                        |            | 10,339.92  |            |            |                | -           |                         |             |             |             |             |             |
| Pond Dredging-Pond 2                                        |            |            |            |            |                |             |                         |             |             |             |             |             |
| Pond Dredging - Ponds 1 and 2                               |            |            |            |            | 15,134.69      |             |                         |             |             |             |             |             |
| Pond Dredging Liability Account                             |            |            |            |            |                |             |                         |             |             |             |             |             |
| Nature Area (shared)**                                      |            |            |            |            |                |             |                         |             |             |             | 3,000.00    | 3,000.00    |
| Utilities                                                   |            |            |            |            |                |             |                         |             |             |             |             |             |
| Electricity (shared)**                                      | 9,656.18   | 11,537.92  | 12,098.69  | 12,272.07  | 12,754.24      | 14,971.16   |                         |             |             |             | 15,520.00   | 15,520.00   |
| Water Shares (shared)**                                     | 3,553.18   | 3,679.49   | 3,740.11   | 3,757.35   | 3,936.02       | 3,936.02    |                         |             |             |             | 3,936.02    | 3,936.02    |
| Telephone                                                   | 385.28     | 952.84     | 158.59     |            |                |             |                         |             |             |             |             |             |
| GVWUA End User Fee                                          |            |            |            |            |                |             |                         |             |             |             | 5,250.00    | 5,250.00    |
| Total Expenses                                              | 54,781.49  | 75,520.63  | 59,854.23  | 59,690.56  | 84,156.63      | 87,621.35   |                         |             |             |             | 96,678.45   | 107,694.02  |
| Net Income(Loss)                                            | 17,053.62  | (4,434.41) | 15,172.26  | 19,418.66  | (1,284.11)     | (1,536.36)  |                         |             |             |             | 1,922.05    | 3,626.98    |
| ** Designates cost of expense shared with Ravenna Hills HOA |            |            |            |            |                |             |                         |             |             |             |             |             |
| Capital Reserve Dues (104x\$94.42=\$9819.68)                | 6,543.00   | 7,002.00   | 7,491.96   | 8,016.00   | 8,577.00       | 9,177.96    |                         |             |             |             | 9,819.96    | 10,507.00   |
| Capital Reserve Dues "Offset" to Deferred Revenue           | (6,543.00) | (7,002.00) | (7,491.96) | (8,016.00) | (8,577.00)     | (9,177.96)  |                         |             |             |             | (9,819.96)  | (10,507.00) |

# Knolls Assessments

Knolls - 104 Homes

Annual dues: \$950.

2026

| Annual dues: \$950. |                  | Annual    |             | Net       |            |                  |            |
|---------------------|------------------|-----------|-------------|-----------|------------|------------------|------------|
|                     |                  | HOA Dues  | Capital     | HOA Dues  | RH (28%)   | Other Budgeted   | Total      |
|                     |                  | Revenue   | Reserves    | Revenue   | Assessment | Revenue          | Revenue    |
| Revenue             | Yr.              | 98,800.00 | (10,507.00) | 88,293.00 | 19,565.64  | 3,600.00         | 111,458.64 |
|                     | Mo.              | 8,233.33  | (875.58)    | 7,357.75  | 1,630.47   | 300.00           | 9,288.22   |
|                     | Per Door/Per Mo. | 79.17     | (8.42)      | 70.75     | 15.68      | 2.88             | 89.31      |
|                     |                  |           |             |           |            |                  |            |
|                     |                  | Budget    | Budget      |           |            |                  | Total 2026 |
|                     |                  | Landscape | Net Common  |           |            |                  | Budgeted   |
|                     |                  | Expense   | Expense     |           |            |                  | Expense    |
| Expense             | Yr.              | 27,909.00 | 79,785.02   |           |            |                  | 107,694.02 |
|                     | Mo.              | 2,325.75  | 6,648.75    |           |            |                  | 8,974.50   |
|                     | Per Door/Per Mo. | 22.36     | 63.93       |           |            |                  | 86.29      |
|                     |                  |           |             |           |            | Surplus<Deficit: | 3,764.62   |
|                     |                  |           |             |           |            | Per Door/Per Mo  | 3.02       |

Knolls - 104 Homes

2025

|         |                  | Projected |            | Net       |            | Proj'd Actual |                  |
|---------|------------------|-----------|------------|-----------|------------|---------------|------------------|
|         |                  | HOA Dues  | Capital    | HOA Dues  | RH (28%)   | Other         | Total            |
|         |                  | Revenue   | Reserves   | Revenue   | Assessment | Revenue       | Revenue          |
| Revenue | Yr.              | 88,400.00 | (9,819.96) | 78,580.04 | 19,381.92  | 1,484.57      | 99,446.53        |
|         | Mo.              | 7,366.67  | (818.33)   | 6,548.34  | 1,615.16   | 123.71        | 8,287.21         |
|         | Per Door/Per Mo. | 70.83     | (7.87)     | 62.96     | 15.53      | 1.19          | 79.68            |
|         |                  |           |            |           |            |               | Total 2025       |
|         |                  | Landscape | Net Common |           |            |               | Projected        |
|         |                  | Expense   | Expense    |           |            |               | Expense          |
| Expense | Yr.              | 27,990.00 | 52,913.09  |           |            |               | 80,903.09        |
|         | Mo.              | 2,332.50  | 4,409.42   |           |            |               | 6,741.92         |
|         | Per Door/Per Mo. | 22.43     | 42.40      |           |            |               | 64.83            |
|         |                  |           |            |           |            |               | Surplus<Deficit: |
|         |                  |           |            |           |            |               | 18,543.44        |
|         |                  |           |            |           |            |               | Per Door/Per Mo  |
|         |                  |           |            |           |            |               | 14.86            |

|                      |           |
|----------------------|-----------|
| 2026 Capital Reserve | 10,507.00 |
| 2025 Capital Reserve | 9,819.96  |
| 2026 Increase        | 687.04    |
| Percentage Increase  | 7%        |

Adopted by Board September 4, 2025

# Knolls Master Association

Annual Meeting Proxy

Monday, November 3, 2025, 6:30 pm

First Presbyterian Church – 3940 27 ½ Rd. Grand Junction

## PROXY

One homeowner per property may vote on Association Business.

Any homeowner wishing to vote by proxy must complete this form. This form may be:

1. Given to a current board member or neighbor who will attend the meeting.
2. Or, scan and email this completed and signed form to [jeannereporter@bresnan.net](mailto:jeannereporter@bresnan.net). Subject line: Knolls HOA Annual Meeting Proxy. Please use a felt-tip pen.
3. Or, mail this form to:

Knolls Master HOA Secretary  
3490 Briar Ridge Way  
Grand Junction, CO 81506

---

I am unable to attend the Knolls Master Association Annual Meeting on Monday, November 3, 2025.

I am designating \_\_\_\_\_ to represent me at the Annual Meeting of the members of the Knolls Master Association.

### Ballot

I hereby cast my vote to: \_\_\_\_\_Approve \_\_\_\_\_Reject the 2026 Budget

Homeowner Name (Print with thick pen):\_\_\_\_\_

Homeowner Address \_\_\_\_\_email:\_\_\_\_\_

Your Signature: \_\_\_\_\_Date: \_\_\_\_\_