

Notice Date: February 4th, 2024

**NOTICE OF ANNUAL MEETING AND ELECTION 2024 Granite Falls Homeowners Association
Tuesday, February 20th, 2024 at 6:00 p.m. at Wingate Elementary 351 S Camp Road**

Please plan on attending the 2024 Annual and Budget Ratification Meeting of the Association. The Annual Meeting is held in accordance with the legal documents of the Association. The Annual Meeting can only take place if a quorum (40% of all lot owners) is obtained, so please attend or assign your proxy to someone who will attend.

The first purpose of this meeting is to ratify the 2024 budget. The proposed budget, based on keeping homeowner assessments at \$580 per lot, is attached. A question-and-answer period will follow the presentation of the 2024 budget.

The second purpose of this meeting is to appoint two (2) Board Members to serve terms of not more than two (2) years. This is a volunteer position and attendance at the Board Meetings is required. Nominations and bio's for the open HOA board positions are attached. Official ballots will be distributed at the meeting.

If you are unable to attend the Annual Meeting, please complete the following proxy and send it in to the association naming a person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must attend the meeting in order for your vote to be cast. The proxy must be signed and dated.

Please indicate your vote here:

For ____ Against ____ Approval of the 2024 proposed budget

Please vote for two (2) directors:

For ____ Against ____ Todd Sanders

For ____ Against ____ Brian Langfitt

For ____ Against ____ _____

I hereby authorize _____, to cast ballots on my behalf at the 2024 Annual Meeting of the Granite Falls Homeowners Association, Inc. This proxy and appointment include the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual Meeting, as presently scheduled. This proxy shall be voted as directed above, or, if not so directed, at the discretion of the proxy holder.

Name of Homeowner

Signature

Address

Date

Note: **THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID.** If you cannot attend this meeting and would like to have another person represent your vote, please insert the name of the attending homeowner or Board member you would like to represent your interests. Please mail to Granite Falls HOA, P.O. Box 3465, Grand Junction, CO 81502. email: granitefallshoa@gmail.com

Board Members: Brian Langfitt, President; Dave Lurye, Vice President; Amy Mohler, Secretary; Sam Marutzky, Treasurer; Sandy Rhoades, Member at Large. Access to general information, all required documents, and HOA-related policies can be found on the following website: granitefallshoa.com