

Trail Ridge Association, Inc.
c/o Dolan Associates
1250 S. Buckley Rd. Unit I #230
Aurora, CO 80017

September 25, 2025

Re: Notice of Annual Association Meeting for All Owners

Dear Homeowner,

The Annual Homeowners' Meeting of the Trail Ridge Association, Inc. at 6:30 p.m. on Tuesday, October 14, 2025. Prior to the Annual Homeowners' Meeting there will be a Board Meeting at 5:30 p.m. The location of the meeting will be at 5871 South Quatar Circle, Centennial, CO 80015. The purpose of the meeting will be to elect Directors and conduct such other business as may come before the Association.

The agenda is as follows:

- I. Call to Order, Roll Call, proxy forms and establish quorum
- II. Proof of Notice
- III. Business
 - a. 2026 Budget
 - b. Amendment Discussion – behind fence storage
- IV. Election of Directors
- V. Adjournment

Voting at the meeting shall be based on unit ownership, each member in good standing with the Association being entitled to one vote for that unit. Votes may be cast by proxy, a copy of which is enclosed for your convenience. A proxy can be used to establish quorum and to cast a vote on any business which may come before the Association at the meeting. If you cannot attend, please return the proxy form which must be filed prior to the start of the meeting and may be returned to our office, by e-mail, mailing, or you may give your proxy to someone that will be in attendance, and able to vote on your behalf.

Also enclosed is a copy of the 2026 Budget for your review.

Thank you for your cooperation and assistance.

Sincerely,

Alyssa Vandeventer
Dolan Associates
720-280-9472
Community Association Manager
Trail Ridge Association, Inc.

Trail Ridge Association, Inc.
Profit & Loss Budget Overview
 January through December 2026

Accrual Basis

	Jan - Dec 26
Ordinary Income/Expense	
Income	
Assessments	23,760.00
Interest	250.00
Late Fee Income	500.00
Less Capital Res.	1,332.00
Total Income	25,842.00
Gross Profit	25,842.00
Expense	
Administration	
Insurance	2,900.00
Postage,Delivery,Printing	250.00
Professional Fees/Tax Prep	500.00
Property Management Fees	7,920.00
Total Administration	11,570.00
Repairs and Maintenance	
Trash Removal	12,672.00
Trash Rolloff	1,600.00
Total Repairs and Maintenance	14,272.00
Total Expense	25,842.00
Net Ordinary Income	0.00
Net Income	0.00