



Park East Square Homeowners Association
ANNUAL MEETING via ZOOM
CORRECTED DATE
TUESDAY, DECEMBER 9, 2025 7:00 PM

Zoom Link: [REDACTED]

Meeting Physical Location: 1075 Monroe Drive, Boulder, CO.

(Location is for legal purposes only, all participation must be via Zoom, no in-person attendance is allowed. Find a neighbor if you need help participating in Zoom).

Please also look for the meeting reminder that will come via email from Trio. It will also contain the Zoom information.

ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND!

AGENDA

1. Introductions and Determination of a Quorum – 5 minutes
2. Reading and approval of the Minutes from December 2024 Annual Meeting – 5 minutes
3. Maintenance and Major Project Report – 10 minutes
4. Governing Documents Status – 5 minutes
5. Educational Topics: What is an HOA; and, 50-year-old plumbing and sewer issues – 15 minutes
6. Financial Report: Reserve Study results; and review of 2026 budget and dues increase -20 minutes. (2026 final budget will be posted on the website by November 21, 2025 and summarized in the newsletter.)
7. New Business: Presentation by nominating committee of slate of candidates for board vacancies; and, discussion of resident questions or concerns. – 20 minutes

Because there will be no voting on board vacancies at the meeting, the primary purpose of the proxy is to establish a quorum. If a quorum cannot be established, the meeting will have to be rescheduled. If you will be unable to attend PESHA's Annual Meeting, we encourage you to sign your proxy over to an individual board member or another homeowner who plans to attend. There are 4 ways to be sure your signed proxy is received by PESHA: (A) mail to 1075 Monroe Drive, Boulder, CO 80303; (B) mail to Trio Property Mgt, P.O. Box 208, Niwot, CO 80544; (C) email to manager@parkeastsquare.org or board@parkeastsquare.org; or, (D) return the form in person to a Board member.

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PROXY

I authorize _____ to attend and represent me at the 2025 Annual Owners Meeting of the Park East Square Homeowners Association. This proxy expires upon adjournment of this meeting.

Signature _____ PESHA Unit # _____ Date _____

Print Name _____

<p>Brent Chapman – Facility Manager 303-442-6511 manager@parkeastsquare.org</p> <ul style="list-style-type: none"> • Grounds and Snow removal • Buildings, Carports and Trash Rooms • Water/Sewer • Gutters, downspouts and tip-outs • Sidewalks and cul-de-sacs • Exterior lighting <p>Community Association Management – Trio Property Mgt. 303-415-2054 P.O. Box 208, Niwot, CO 80544 Trioproperty@comcast.net</p> <p>Financial information</p> <ul style="list-style-type: none"> • HOA certifications • Accounting reports • Account information for a specific lot • Homeowner Assessments • Update ownership records 	<p>Board Members</p> <ul style="list-style-type: none"> • Lois Bennett – President 301-875-1716 loisbennett7916@gmail.com • Mark Liebendorfer – Vice President • Karen Fassler –Secretary • Greg Butt • Ruli Warner-Rosen - Treasurer <p>Website www.parkeastsquare.org</p> <p>Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303</p>
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