Park East Square Homeowners Association
ANNUAL MEETING via ZOOM
TUESDAY, DECEMBER 8, 2026 7:00 PM

[redacted]

Please log in 10-15 minutes prior to the meeting start

Zoom Link [redacted]

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

(Location is for legal purposes only, <u>all participation must be via Zoom</u>, 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.
2. Approval of the Minutes from December 2025 Annual Meeting.
3. Educational Topic: What is a Reserve?
4. Maintenance and Major Project Reports.
5. Special Assessment Roofing Project Status Update.
6. Financial Report: Review of 2027 budget and dues assessment.
7. New Business: Board election and discussion of owner questions or concerns.

Because there may not be any 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 TrioProperty@comcast.net 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 2026 Annual Owners Meeting of the Park East Square Homeowners Association. This proxy expires upon adjournment of this meeting.

Signature _____ PESHA Unit # _____ Date _____

Print Name _____

Brent Chapman – Facility Manager 303-442-6511 manager@parkeastsquare.org • Grounds and Snow removal • Buildings, Carports and Trash Rooms • Water/Sewer • Gutters, downspouts and tip-outs • Sidewalks and cul-de-sacs • Exterior lighting Community Association Management – Trio Property Mgt. 303-415-2054 P.O. Box 208, Niwot, CO 80544 Trioproperty@comcast.net Financial information • HOA certifications • Accounting reports • Account information for a specific lot • Homeowner Assessments • Update ownership records	Board Members • Steve Haymes – President • Mark Liebendorfer – Treasurer • Roxanne Royce –Secretary Website www.parkeastsquare.org Mailing address: PESHA 1075 Monroe Drive Boulder, CO 80303

PARK EAST SQUARE HOA
1075 Monroe Drive
Boulder, CO 80303