

**Estes Square Condominium Association
Annual Meeting Agenda
Thursday, April 23, 2026, 6:15pm**

**In Person Meeting: Jefferson County Library – Lakewood
10200 West 20th Ave.**

No Quorum

6:15pm – 7:00pm

- Current Financials and Updates on Projects

7:00pm – 7:30pm

- Board of Directors Positions and Vote

7:30pm – 7:45pm

- Homeowner Forum

Annual

Estes Square Homeowners Meeting 4/24/25

Board members in attendance: Marcia, Monica, Desiree

Called at 6:17

Board member election

- 12 owners in attendance, 2 proxies
- Board member vote was delayed because we don't have a quorum

Reality one

- Reality one wanted to remind people to use the PO BOX they sent a letter about to mail in dues, they are no longer in their previous office.

Insurance

- Began an initial conversation about insurance
- Because we finance our annual insurance payment instead of making the payment in full we pay interest on the payment
- We pay 13.5% in interest when we finance our annual insurance payment
- If we pay it in full we do not have to pay the interest, which is averaging to be about \$5,000
- Broker is working on a cost breakdown to owners
- Too expensive for this year, but possible in 2026.
- Either Nov or Dec this year we can create a payment plan for owners if we decide to pay in full in 2026
- We can also try to make a partial payment to lower what we pay in interest
- Again, no decisions were being made, this was an initial conversation

Projects

- Paint is going to start on the 12th
- Decks will need to not be stepped on for a period of time, affected owners will be notified

Paint committee

- Stucco fades quickly and shows wear, we need to pick a practical color that will also cover well
- Aged Beige

Ended: 7:35

Estes Square Condo Assoc.
Profit & Loss
March 2026

	<u>Mar 26</u>
Income	
2026 Special Assessment	5,843.27
Monthly Assessment	10,759.85
Total Income	<u>16,603.12</u>
Expense	
Administrative/Computer	36.00
Association Management Fees	675.00
Gas & Electric	1,606.07
General Maintenance/Repairs	
Boiler Inspection	90.00
Boiler/Maintenance Repairs	366.00
Concrete Repairs	11,760.00
Pest Control	150.00
General Maintenance/Repairs - Other	586.37
Total General Maintenance/Repairs	<u>12,952.37</u>
Insurance Expense	2,184.23
Snow Removal	1,096.00
Special Services	50.00
Trash Removal	900.08
Water and Sewer	967.80
Total Expense	<u>20,467.55</u>
Net Income	<u><u>-3,864.43</u></u>

Estes Square Condo Assoc.

Balance Sheet

As of March 31, 2026

	Mar 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	13,847.11
Reserve Acct./Savings	69,966.01
Total Checking/Savings	83,813.12
Accounts Receivable	
Accounts Receivable	-196.40
Total Accounts Receivable	-196.40
Total Current Assets	83,616.72
TOTAL ASSETS	83,616.72
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	14,354.18
Retained Earnings	17,354.83
Working Capital	26,076.84
Net Income	25,830.87
Total Equity	83,616.72
TOTAL LIABILITIES & EQUITY	83,616.72

**Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
January through March 2026**

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Income				
2025 Special Assessment	-73.99			
2026 Special Assessment	28,582.08	35,000.00	-6,417.92	81.7%
Interest Income	0.89	10.00	-9.11	8.9%
Laundry Income	138.75	800.00	-661.25	17.3%
Monthly Assessment	32,599.70	37,542.28	-4,942.58	86.8%
Total Income	61,247.43	73,352.28	-12,104.85	83.5%
Expense				
ACH Quarterly Bank Fee	0.00	145.00	-145.00	0.0%
Administrative/Computer	36.00			
Annual Filing Fees DORA/State	0.00	100.00	-100.00	0.0%
Association Management Fees	2,025.00	2,025.00	0.00	100.0%
Back Flow Annual Test/Repairs	0.00	500.00	-500.00	0.0%
Federal Income Tax	0.00	125.00	-125.00	0.0%
Gas & Electric	5,200.11	17,300.00	-12,099.89	30.1%
General Maintenance/Repairs				
Boiler Inspection	90.00			
Boiler/Maintenance Repairs	366.00	3,800.00	-3,434.00	9.6%
Concrete Repairs	11,760.00	4,000.00	7,760.00	294.0%
Fencing Repairs	0.00	4,000.00	-4,000.00	0.0%
Gutter Cleaning	0.00	2,500.00	-2,500.00	0.0%
HVAC Furnance Inspection	0.00	750.00	-750.00	0.0%
Laundry Equipment Repairs	0.00	500.00	-500.00	0.0%
Pest Control	600.00	1,800.00	-1,200.00	33.3%
Plumbing Repairs	0.00	1,350.00	-1,350.00	0.0%
Stucco Repairs	0.00	13,160.00	-13,160.00	0.0%
General Maintenance/Repairs - Other	889.07	9,840.00	-8,950.93	9.0%
Total General Maintenance/Repairs	13,705.07	41,700.00	-27,994.93	32.9%
Insurance Expense	5,905.69	36,960.00	-31,054.31	16.0%
Legal Fees	250.00	2,500.00	-2,250.00	10.0%
Misc. Landscape				
Irrigation System	0.00	1,125.00	-1,125.00	0.0%
Tree Treatment & Maintenance	0.00	1,500.00	-1,500.00	0.0%
Misc. Landscape - Other	0.00	1,000.00	-1,000.00	0.0%
Total Misc. Landscape	0.00	3,625.00	-3,625.00	0.0%
Office - Banking Supplies	0.00	125.00	-125.00	0.0%
Painting Bldg. B & E	0.00	13,600.00	-13,600.00	0.0%
Postage and Delivery	0.00	300.00	-300.00	0.0%
Reserve Contribution	0.00	9,313.50	-9,313.50	0.0%
Snow Removal	3,288.00	6,500.00	-3,212.00	50.6%

Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
 January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Special Services	150.00	150.00	0.00	100.0%
State Income Tax	0.00	25.00	-25.00	0.0%
Stormwater	1,317.36			
Tax Preparation	0.00	350.00	-350.00	0.0%
Trash Removal	1,350.12	1,395.00	-44.88	96.8%
Water and Sewer	2,189.21	2,760.00	-570.79	79.3%
Total Expense	35,416.56	139,498.50	-104,081.94	25.4%
Net Income	25,830.87	-66,146.22	91,977.09	-39.1%

Estes Square Condo Assoc.
Profit & Loss
 January through December 2025

	Jan - Dec 25
Income	
2025 Special Assessment	19,107.69
Interest Income	4.23
Laundry Income	820.00
Monthly Assessment	133,650.45
	153,582.37
Total Income	
Expense	
ACH Quarterly Bank Fee	142.00
Annual Filing Fees DORA/State	69.00
Association Management Fees	8,475.00
Back Flow Annual Test/Repairs	500.00
Exterior Lighting/Electrical	601.00
Federal Income Tax	116.00
Gas & Electric	
Building A	3,737.76
Building B	2,396.89
Building C	1,991.92
Building D	2,098.47
Building F	413.59
Building G	2,906.01
Gas & Electric - Other	1,265.96
	14,810.60
Total Gas & Electric	
General Maintenance/Repairs	
Boiler/Maintenance Repairs	3,641.75
Gutter Cleaning	1,455.00
HVAC Furnance Inspection	600.00
Pest Control	1,242.96
Plumbing Repairs	1,266.25
General Maintenance/Repairs - Other	18,611.53
	26,817.49
Total General Maintenance/Repairs	
Insurance Expense	38,200.68
Misc. Landscape	
Irrigation System	1,117.00
Tree Treatment & Maintenance	1,377.00
Misc. Landscape - Other	904.08
	3,398.08
Total Misc. Landscape	
Office - Banking Supplies	115.56
Painting- Bldg. A & F	16,212.00
Postage and Delivery	375.36
Reconciliation Discrepancies	-0.70
Sewer/Storm Water	4,314.37
Snow Removal	6,920.63
Special Services	200.00
State Income Tax	16.00
Tax Preparation	350.00
Trash Removal	5,273.18
Water and Sewer	
Acct. 2457	1,352.69
Acct. 2460	1,258.06
Acct. 2462	1,686.09
Water and Sewer - Other	3,042.96
	7,339.80
Total Water and Sewer	
Total Expense	134,246.05
Net Income	19,336.32

Estes Square Condo Assoc.
Balance Sheet
As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating/Checking	7,298.19
Reserve Acct./Savings	50,307.45
Total Checking/Savings	<u>57,605.64</u>
Accounts Receivable	
Accounts Receivable	-2,934.44
Total Accounts Receivable	<u>-2,934.44</u>
Total Current Assets	<u>54,671.20</u>
TOTAL ASSETS	<u>54,671.20</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	14,354.18
Retained Earnings	-5,096.14
Working Capital	26,076.84
Net Income	19,336.32
Total Equity	<u>54,671.20</u>
TOTAL LIABILITIES & EQUITY	<u>54,671.20</u>

**Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
January through December 2025**

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Income				
2025 Special Assessment	19,107.69	20,000.00	-892.31	95.5%
Interest Income	4.23			
Laundry Income	820.00	1,865.40	-1,045.40	44.0%
Monthly Assessment	133,650.45	134,079.48	-429.03	99.7%
Total Income	153,582.37	155,944.88	-2,362.51	98.5%
Expense				
ACH Quarterly Bank Fee	142.00	108.00	34.00	131.5%
Annual Filing Fees DORA/State	69.00	70.00	-1.00	98.6%
Association Management Fees	8,475.00	7,800.00	675.00	108.7%
Back Flow Annual Test/Repairs	500.00	500.00	0.00	100.0%
Concrete Repairs	0.00	4,000.00	-4,000.00	0.0%
Exterior Lighting/Electrical	601.00	1,500.00	-899.00	40.1%
Federal Income Tax	116.00			
Gas & Electric				
Building A	3,737.76			
Building B	2,396.89			
Building C	1,991.92			
Building D	2,098.47			
Building F	413.59			
Building G	2,906.01			
Gas & Electric - Other	1,265.96	17,308.00	-16,042.04	7.3%
Total Gas & Electric	14,810.60	17,308.00	-2,497.40	85.6%
General Maintenance/Repairs				
Boiler Inspection	0.00	90.00	-90.00	0.0%
Boiler/Maintenance Repairs	3,641.75	2,000.00	1,641.75	182.1%
Gutter Cleaning	1,455.00	3,000.00	-1,545.00	48.5%
HVAC Furnance Inspection	600.00	700.00	-100.00	85.7%
Laundry Equipment Repairs	0.00	1,000.00	-1,000.00	0.0%
Pest Control	1,242.96	250.00	992.96	497.2%
Plumbing Repairs	1,266.25	2,500.00	-1,233.75	50.7%
General Maintenance/Repairs - Other	18,611.53	11,100.00	7,511.53	167.7%
Total General Maintenance/Repairs	26,817.49	20,640.00	6,177.49	129.9%
Insurance Expense	38,200.68	37,370.00	830.68	102.2%
Legal Fees	0.00	2,500.00	-2,500.00	0.0%
Misc. Landscape				
Irrigation System	1,117.00			
Tree Treatment & Maintenance	1,377.00	1,500.00	-123.00	91.8%
Misc. Landscape - Other	904.08	5,000.00	-4,095.92	18.1%

Estes Square Condo Assoc.
Profit & Loss Budget vs. Actual
January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Total Misc. Landscape	3,398.08	6,500.00	-3,101.92	52.3%
Office - Banking Supplies	115.56	75.00	40.56	154.1%
Painting- Bldg. A & F	16,212.00	9,300.00	6,912.00	174.3%
Postage and Delivery	375.36	300.00	75.36	125.1%
Reconciliation Discrepancies	-0.70			
Reserve Contribution	0.00	23,123.88	-23,123.88	0.0%
Sewer/Storm Water	4,314.37	3,500.00	814.37	123.3%
Snow Removal	6,920.63	6,500.00	420.63	106.5%
Special Services	200.00	400.00	-200.00	50.0%
State Income Tax	16.00			
Tax Preparation	350.00	350.00	0.00	100.0%
Trash Removal	5,273.18	5,600.00	-326.82	94.2%
Tree Trimming/Removal	0.00	1,500.00	-1,500.00	0.0%
Water and Sewer				
Acct. 2457	1,352.69			
Acct. 2460	1,258.06			
Acct. 2462	1,686.09			
Water and Sewer - Other	3,042.96	7,000.00	-3,957.04	43.5%
Total Water and Sewer	7,339.80	7,000.00	339.80	104.9%
Total Expense	134,246.05	155,944.88	-21,698.83	86.1%
Net Income	19,336.32	0.00	19,336.32	100.0%

ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

**In Person Meeting: Jefferson County Library – 10200 West
20th Ave. Lakewood**

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, _____ am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

_____ I grant my proxy to the Secretary of the Estes Square Condominium Association.

_____ I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: _____, 2026 By: _____

Address: _____

ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, _____ am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

_____ I grant my proxy to the Secretary of the Estes Square Condominium Association.

_____ I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: _____, 2026 By: _____

Address: _____

ESTES SQUARE CONDOMINIUM ASSOCIATION
ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, Gary Disheroon am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 4/27/2026 2026 By: Gary Disheroon

Address: 1315 Estes st. 180, Lakewood
CO. 80215

ESTES SQUARE CONDOMINIUM ASSOCIATION
ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, Candace Swigg am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to Bonnie Scarpine (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 4/24/26, 2026 By: [Signature]

Address: 1516 Estes St Unit A4, Lakewood Co 80215

ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, Sean Stevenson am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 04/22/2026 By: Sean Stevenson

Address: 1315 Estes Street, unit 2A, Lakewood, CO, 80215

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ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, Diane Hennrichs am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to Marcia Walker (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 4/15/26, 2026 By: Diane Hennrichs

Address: 1315 Estes St. A6 Lakewood CO 80215

ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

**In Person Meeting: Jefferson County Library – 10200 West
20th Ave. Lakewood**

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, MARJORIE SEABORN am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 4/8/2026, 2026 By: Marjorie Seaborn

Address: POB 335 FRISCO CO 80443

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 10:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026. To contact regarding a quorum and to vote at the Annual Meeting, Return proxy to: Realty One, Inc., PO Box 148390, Denver, CO 80214, or email admin@realtystate.com

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I, Bonnie Scarpine, am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.
I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 4/24/26 2026 By: [Signature]
Address: 1315 Estes St. #1-A Lakewood, CO 80226

ESTES SQUARE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Thursday, April 23, 2026, 6:15pm

In Person Meeting: IS CANCELLED

Conference Call Information: 1.916.235.1420 PIN#557413

The Annual Meeting of the Estes Square Condominium Association will be held on the above date and location. The meeting is scheduled for 6:15pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of March 31, 2026, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Estes Square Condominium Association

ANNUAL MEETING, THURSDAY, April 23, 2026

I. Matthew Habegger am a member in good standing of the Estes Square Condominium Association under the provision of the legal documents governing said association (please check one of the following):

I grant my proxy to the Secretary of the Estes Square Condominium Association.

I grant my proxy to _____ (please name an individual who will vote your proxy at the April 23, 2026 meeting.)

This proxy is executed for the Annual Meeting scheduled for April 23, 2026 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: 23 APR, 2026 By: 

Address: 1315 Estes ST Apt 22F, Lakewood, CO 80215