



2880 South Locust St
Denver, CO 80222
Phn: 303-757-1546 Fax: 303-757-7873
www.plazademonaco.com

ANNUAL MEMBERSHIP MEETING
OF
PLAZA DE MONACO TOWERS CONDOMINIUMS ASSOCIATION, INC.

Thursday, April 30, 2026 at 7:00 PM
(Check-in starts at 6:30 PM)
Plaza de Monaco Party Room

Be sure to attend (or assign a proxy)

Date: April 3, 2026

To: **Plaza de Monaco Towers Condominiums Association, Inc members**

As a member of the **Plaza de Monaco Towers Condominiums Association, Inc.**, you are invited to the annual meeting of members on Thursday, April 30, 2026. Registration begins at 6:30 p.m. and the meeting will start promptly at 7:00 p.m. The purposes of the meeting are to review the past year's activities of the Board, to provide the annual financial status of the Association, and to elect members to the Board of Directors.

There are three (3) Board positions to be filled by election: a 3-year term, a 2-year term, and a 1-year term.

Any owner interested in running for the board should complete the enclosed candidate application form and mail or fax it to the Plaza de Monaco office at 303-757-7873. We will be posting candidate statements and information on the Bulletin Boards as we receive them.

All owners are invited to come and meet candidates offering to serve on the Board of Directors
CANDIDATES' NIGHT IS 6:00PM TO 8:00PM ON April 16, 2026.

All candidates and potential candidates are encouraged to attend and do a little campaigning.

At the annual meeting, the Board of Directors will present reports on the Association's activities, annual financial operations, and possible projects. This annual meeting is also an opportunity for the members to directly influence the direction of the association for the next year. A draft agenda for the meeting is enclosed.

A draft of the 2025 Annual Meeting Minutes is enclosed. These minutes will be reviewed and approved at the meeting. Summary financial statements for 2025 are also enclosed for your review and files.

Please plan on attending the meeting. If you cannot attend the meeting in person, please complete the proxy, sign it, and return it without delay. If you attend the annual meeting, the proxy becomes void and you may vote your ballot.

To vote and conduct business at the annual meeting, we must have a quorum of 64 owners. If we do not have a quorum of units represented, either in person or by proxy, the annual meeting will have to be adjourned until such time as we can achieve a quorum. You can assist us in avoiding the unnecessary expense of re-scheduling the annual meeting by completing the enclosed proxy and returning it to us as soon as possible.

We also need volunteers to assist in coordinating the sign-ins for the meeting as well as election judging and ballot counting. If you are interested, please contact the Plaza de Monaco office to join the team.

There will be a volunteer organizational meeting at 6:30 pm on Monday, April 27, 2026.

We look forward to seeing you at the meeting.

/S/

Board of Directors,

Plaza de Monaco Towers Condominiums Association, Inc.

DRAFT Agenda (Final agenda to be posted on April 27, 2026)

**Plaza de Monaco Towers Condominiums Association
Annual Membership Meeting
Thursday, April 30, 2026, 7:00 PM**

- I. **Roll Call-Establish the existence of a quorum.**
There must be at least 64 owners either present or represented by proxies.
- II. **Proof of notice of meeting - Onsite Manager to present the statement of mailing packages.**
- III. **Review and approval of Agenda (Changes to the Agenda may be moved at this time)**
- IV. **Reading of April 24, 2025, Annual Meeting minutes for approval.**
- V. **Reports of Officers**
 - a. **President**
 - b. **Vice-President**
 - c. **Secretary**
 - d. **Treasurer**
 - e. **Member at Large**
 - f. **Onsite Manager**
 - g. **Google Fiber Project**
- VI. **Reports of Committees; Currently no Committee Reports are expected.**

Election of Directors
 - a. **Nominations for 1-year, 2-year and 3-year Director positions.**
 - b. **Establish the official Ballot and make it available to Association Members.**
 - c. **Open the Ballot Box to receive Ballots.**
 - d. **Ballot Box Closes and Election Judges count the Ballots.**
 - e. **Judges and staff report the tally and post the results.**
- VII. **Unfinished Business-There is no unfinished business.**
- VIII. **New Business**
 - a. **Annual Resolution to apply the excess operating income to reserve funds.**
 - b. **Discussion about status of parking structure and plans**
- IX. **Adjournment**

DRAFT Agenda (Final agenda to be posted on April 27, 2026)

12:16 PM

03/27/26

Accrual Basis

Plaza de Monaco Towers Condominiums Association, Inc
Balance Sheet-Preliminary
As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
101000 · Cash in Bank-Operating	199,991.33
102000 · Cash in Savings-Common Elements	1,394,266.97
103000 · TowersReserve Accounts	412,467.37
105000 · Office Cash Box	335.42
106000 · Bill.com Master	13,476.53
Total Checking/Savings	<u>2,020,537.62</u>
Accounts Receivable	108,603.88
Other Current Assets	<u>29,196.79</u>
Total Current Assets	<u>2,158,338.29</u>
TOTAL ASSETS	<u>2,158,338.29</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	<u>84,526.49</u>
Total Liabilities	84,526.49
Equity	
330000 · Operating Fund Balance	54,001.65
340000 · Replacement Fund Balance	1,625,988.81
341000 · Towers Fund Balance	393,871.34
391000 · Interfund Transfers	-21,543.46
Net Income	<u>21,493.46</u>
Total Equity	<u>2,073,811.80</u>
TOTAL LIABILITIES & EQUITY	<u>2,158,338.29</u>

Balance Sheet-Preliminary before final completion of annual closing entries

Page 1

Plaza de Monaco Towers Condominiums Association, Inc
Preliminary-Profit & Loss
 January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
400000 · Operating Revenues	
401000 · Assessments	1,078,029.24
410000 · Common Area Leases	118,385.64
420000 · Rents for PDM owned units	2,920.00
430000 · Billed to Owners	4,453.14
450000 · Misc. Income	4,910.75
Total 400000 · Operating Revenues	1,208,698.77
Total Income	1,208,698.77
Gross Profit	1,208,698.77
Expense	
500000 · Operating Expenses	
500011 · Suspense	0.00
500100 · Taxes Paid	30,609.00
500900 · Holiday/Events	941.56
501000 · Administrative Expenses	708,791.28
510000 · Building Expenses	132,558.98
520000 · Grounds	23,014.92
530000 · Recreation Facilities	9,355.75
540000 · Utilities	263,666.93
550000 · Towers Expense	15,997.18
560000 · PDM Owned Unit Expenses	4,901.10
Total 500000 · Operating Expenses	1,189,836.70
570000 · Unit Expenses-Assoc	63,764.59
Total Expense	1,253,601.29
Net Ordinary Income	-44,902.52
Other Income/Expense	
Other Income	
600000 · Reserve Revenues	
601000 · Capital Reserve Assess	626,585.44
602000 · Interest Income	69,699.35
Total 600000 · Reserve Revenues	696,284.79
Total Other Income	696,284.79
Other Expense	
700000 · Capital Expenses	629,888.81
Total Other Expense	629,888.81
Net Other Income	66,395.98
Net Income	21,493.46



Plaza de Monaco Towers Condominiums Association, Inc.

2880 South Locust St

Denver, CO 80222

Phn: 303-757-1546

www.plazademonaco.com

ANNUAL MEETING CALL FOR CANDIDATES

CANDIDATES' NIGHT IS 6:00PM TO 8:00PM ON April 16, 2026

STEP FORWARD AND RUN FOR A POSITION ON THE BOARD!!

Owners of a PDMTCAI unit, please consider serving on the Board of Directors. Please complete and return this form as soon as possible. If received by Wednesday, April 29, 2026 at 5:00 p.m., your name will be included on the printed ballot. Nominations may also be made from the floor at the annual meeting.

If you have any questions regarding serving on the board of directors, please contact a current or past board member. Also, please review the PDMTCAI governing documents available at <https://plazademonaco.com/documents/> for the duties and responsibilities of a Director.

NAME (Nominee): _____

You must be an owner of record in order to run for a board position.

Property Address: _____

Phone contact : _____

Signed

Date

Please attach a statement for publication to your fellow owners that contains any information (qualifications, education, work/travel experience, reason for running, vision for PDMTCAI) that you feel should be considered by the voters. Please limit your statement to a single page.

To ensure placement on printed ballots

PLEASE MAIL OR FAX STATEMENT so that it ARRIVES no later than Wednesday, April 29, 2026

TO: Plaza de Monaco

2880 S. Locust St.

Denver, Colorado 80222

FAX: 303 757-7873

Email: receptionist@plazademonaco.biz



Plaza de Monaco Towers Condominiums Association, Inc.

PROXY

Annual Membership Meeting

Thursday, April 30, 2026

Authorizing the Proxy

The undersigned, an owner of record of the property described below, which is located within the property known as **Plaza de Monaco Towers Condominiums** and located at **2880 S. Locust St, Denver, CO 80222** and being a member in good standing of the **Plaza de Monaco Towers Condominiums Association, Inc.** hereby appoints:

Check one: _____ Board Member: _____

_____ Other: _____

Name of Agent to vote

_____ For Quorum Purposes Only

If no item is checked, no name is entered, or multiple items checked, the vice president or secretary of the Board of Directors may execute this proxy.

As my Agent and Proxy to vote and otherwise represent all of my membership voting rights at the Annual Meeting to be held on **Thursday, April 30, 2026** at 7:00 p.m. (and any continuation or adjournment thereof). My representative may vote or otherwise act for me in the same manner and with the same effect as if I were personally present. The undersigned hereby revokes any and all proxies that I have previously executed.

The authority represented herein may be revoked at any time by the undersigned and, unless revoked, shall terminate upon final adjournment of the aforesaid Annual Meeting of Members. Further, this proxy and the authority represented herein shall specifically concern review of the Association's financial position, election of directors, and any other business that may legally come before the membership.

Must have valid signature of Owner of Record. Please familiarize yourself with this document, and keep a copy with your other important Plaza de Monaco governing documents.

Signature: _____ Date: _____

Print Name: _____

Unit Number: _____

IF YOU ARE NOT PLANNING TO ATTEND IN PERSON--PLEASE BRING, MAIL, OR FAX YOUR PROXY TO:

Plaza de Monaco
2880 S. Locust St
Denver, Colorado 80222

FAX: 303-757-7873
e-mail: receptionist@plazademonaco.biz

WHAT IS A QUORUM AND WHY IS IT NEEDED?

All homeowners are encouraged to attend the Annual Meeting of the **Plaza de Monaco Towers Condominiums Association**. A quorum is the number of the Association members (owners) required by the association governing documents to be present (either in person or by proxy) any time the association membership meets to vote on issues, such as election of new members to the Board of Directors. According to the association's governing documents, thirty percent (30%) of the **Plaza de Monaco Towers Condominiums Association** members constitutes a quorum. This means at least 64 members must take action to ensure their participation in any membership meeting. The Board of Directors hopes every owner will attend the annual meeting. Ensuring that your proxy is present is second best and ensures that your voice is part of the meeting. Failure to participate in the meeting is taken to mean that the outcome of the meeting is acceptable to the non-participants.

WHAT IS A PROXY?

A proxy may be used to vote on each issue presented that requires an association majority vote, not just to establish a quorum.

For Plaza de Monaco Towers Condominiums Association, voting by proxy is permitted. Each proxy is a document granting legal right for an assigned person to vote for an absent homeowner and to help reach the necessary quorum. A quorum of association members will consist of both verified attendees and proxies. Each unit is allowed ONE (1) vote. PDMTCAI's governing documents require a total of 64 units be represented at any membership meeting.

DO NOT TAKE PROXIES LIGHTLY. If you are unable to attend the annual meeting where a quorum must be present to conduct business or vote, a proxy may be given to a board member or anyone of your choice who you know will definitely attend the meeting. Your designated person, who does not have to be an owner of record, may vote on your behalf. If you sign and submit your proxy but later choose to attend the meeting, you may revoke the proxy and actively participate in the meeting.

ASSIGN YOUR PROXY TO ANOTHER PERSON who you are confident will listen to all the facts and discussion presented and who will fairly represent your interests and the interests of the association.

TO ENSURE YOUR PROXY IS VALID, YOU MUST DO EACH OF THE FOLLOWING USING AN INK PEN:

1. Indicate whom you authorize to vote on your behalf by checking ONE of the options listed and/or by clearly printing the name of the person who will be attending the meeting.
2. **SIGN AND DATE YOUR PROXY FORM.**
3. **Fill in your unit number for verification of ownership.**
4. Mail, email, or fax the proxy form as soon as you have any doubts you will attend the Annual Meeting. You can always attend and revoke your proxy if you desire.
5. You may also give your proxy to the person you designate for them to present at check-in for the Annual Meeting.