

# STAR BRIGHT TOWNHOMES HOA

## Special Meeting (2<sup>nd</sup> Attempt)

Thursday May 21, 2026 at 6:00 PM

Meeting will be held at the Clifton Branch Library in the Garfield Room (3270 D ½ Rd Building A Clifton, CO 81520) and via Zoom (Information below)

### Agenda

1. Call to Order & Verification of Quorum [30% or 8 out of 26 units]  
Per CC&Rs (Amended) Article XI Section 9.1 (d)
2. Introduction of the Board of Directors
  - President                      Melanie Christian
  - Board Member               Keith Niccum
  - Board Member               Alex Cirka
3. Introduction of Heritage Property Management
  - Brieana Molinari & Raye Rash
4. New Business
  - Special Assessment
    - Current Projects
      - Siding & Gutter Replacement
      - Window & Sliding Glass Door Replacement
      - Roof Repairs
    - There is a large amount of deferred maintenance on the buildings that must be addressed
    - Dues unable to be raised sufficiently year over year due to **low homeowner participation**
    - This Special Assessment could be up to **\$10,000 per unit** – we will have quotes and material samples available at the meeting to have an informed discussion on the work.
  - Discussion – Pros/Cons
  - Budget Discussion
  - Special Assessment Vote
5. Adjournment

### Zoom Meeting Information

Topic: Star Bright Special Meeting 2nd Attempt

Time: May 21, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85264233397?pwd=gvd6LRqmlle7fiAcaHP7wOb0zJmDQZF.1>

Meeting ID: 852 6423 3397

Passcode: 695504

**Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted at least 24 hours prior to the meeting. Send questions to [info@hpmgj.com](mailto:info@hpmgj.com).**

**IMPORTANT NOTICE:** If you are unable to attend this meeting, please complete and return the enclosed proxy to: Heritage Property Management at 2650 North Ave St 116, Grand Junction, CO 81501 or via e-mail to [info@hpmgj.com](mailto:info@hpmgj.com).

# Star Bright HOA

## Proposed Amended 2026 Budget w/ Special Assessment

Below 10% increase from \$247 to \$271 (2026)

Actual Increase Needed: \$295

### Values & Line Items Subject To Change Per Discussion At Special Meeting

\* 2025 Actual YTD is through 11/12/25

Income	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
HOA Assessment (\$271 x 12 x 26)	77,064.00	67,518.03	73,000.00	84,552.00
Special Assessment (\$5000 x 26)	0.00	0.00	0.00	130,000.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest	0.00	51.08	65.00	0.00
Late Fees	0.00	82.73	85.00	0.00
Reimbursed Expense	0.00	101.82	0.00	0.00
<b>Total Income</b>	<b>77,064.00</b>	<b>67,753.66</b>	<b>73,150.00</b>	<b>214,552.00</b>

  

Fixed Expenses	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
Repair & Maintenance	3,000.00	1,838.91	1,838.91	3,000.00
Bad Debt		1,821.83	1,821.83	0.00
Road/Parking Lot Repair	1,500.00	0.00	0.00	0.00
Painting/Exterior Maintenance	2,000.00	350.00	350.00	75,000.00
Gutter Repair & Maintenance	0.00	0.00	0.00	25,000.00
Landscape Maint-On Contract	6,000.00	4,669.00	6,003.00	6,340.00
Landscape Maint-Off Contract	200.00	240.00	240.00	250.00
Lien Filing/Releasing Fees	0.00	156.00	156.00	250.00
Pest Control	700.00	560.00	560.00	640.00
Roof Repair/Maintenance	2,500.00	0.00	0.00	12,500.00
Irrigation Expense	400.00	45.00	45.00	300.00
Management	4,200.00	3,850.00	4,200.00	4,620.00
Insurance	28,000.00	25,181.28	31,765.00	44,000.00
Water	11,500.00	9,558.39	11,320.00	12,000.00
Sewer	9,000.00	7,145.11	8,582.03	9,200.00
Trash Disposal	2,500.00	2,800.25	3,000.00	3,400.00
Postage / Mailing	650.00	317.25	425.00	500.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Taxes	0.00	0.00	0.00	40.27
Taxes & Licenses	60.00	69.00	69.00	100.00
Misc. Expense / Meeting Expense	0.00	0.00	0.00	0.00
Transfer to Savings	5,000.00	0.00	2,500.00	3,000.00
<b>Total Expenses</b>	<b>77,350.00</b>	<b>58,742.02</b>	<b>73,015.77</b>	<b>200,290.27</b>

  

<b>Net Income</b>	<b>-286.00</b>	<b>9,011.64</b>	<b>134.23</b>	<b>14,261.73</b>
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### Balances

<b>Operating Account as of 3/19/26</b>	<b>25,079.65</b>
<b>Savings Account as of 3/19/26</b>	<b>19,982.91</b>
<b>Total Cash as of 3/19/26</b>	<b>45,062.56</b>

# Star Bright HOA

## Approved 2026 Budget

Below 10% increase from \$247 to \$271

\* 2025 Actual YTD is through 11/12/25

Actual Increase Needed: \$295

Income	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Approved
HOA Assessment (\$271 x 12 x 26)	77,064.00	67,518.03	73,000.00	84,552.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest	0.00	51.08	65.00	0.00
Late Fees	0.00	82.73	85.00	0.00
Reimbursed Expense	0.00	101.82	0.00	0.00
<b>Total Income</b>	<b>77,064.00</b>	<b>67,753.66</b>	<b>73,150.00</b>	<b>84,552.00</b>
Fixed Expenses	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Approved
Repair & Maintenance	3,000.00	1,838.91	1,838.91	3,000.00
Bad Debt		1,821.83	1,821.83	0.00
Road/Parking Lot Repair	1,500.00	0.00	0.00	0.00
Painting/Exterior Maintenance	2,000.00	350.00	350.00	3,000.00
Landscape Maint-On Contract	6,000.00	4,669.00	6,003.00	6,340.00
Landscape Maint-Off Contract	200.00	240.00	240.00	250.00
Lien Filing/Releasing Fees	0.00	156.00	156.00	250.00
Pest Control	700.00	560.00	560.00	640.00
Roof Repair/Maintenance	2,500.00	0.00	0.00	2,500.00
Irrigation Expense	400.00	45.00	45.00	300.00
Management	4,200.00	3,850.00	4,200.00	4,620.00
Insurance	28,000.00	25,181.28	31,765.00	44,000.00
Water	11,500.00	9,558.39	11,320.00	12,000.00
Sewer	9,000.00	7,145.11	8,582.03	9,200.00
Trash Disposal	2,500.00	2,800.25	3,000.00	3,400.00
Postage / Mailing	650.00	317.25	425.00	500.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Taxes	0.00	0.00	0.00	40.27
Taxes & Licenses	60.00	69.00	69.00	100.00
Misc. Expense / Meeting Expense	0.00	0.00	0.00	0.00
Transfer to Savings	5,000.00	0.00	2,500.00	1,000.00
<b>Total Expenses</b>	<b>77,350.00</b>	<b>58,742.02</b>	<b>73,015.77</b>	<b>91,290.27</b>
<b>Net Income</b>	<b>-286.00</b>	<b>9,011.64</b>	<b>134.23</b>	<b>-6,738.27</b>
<b>Balances</b>				
<b>Operating Account as of 11/12/25</b>	<b>22,821.34</b>			
<b>Savings Account as of 11/12/25</b>	<b>19,299.18</b>			
<b>Total Cash as of 11/12/25</b>	<b>42,120.52</b>			

**STAR BRIGHT TOWNHOMES HOA  
SPECIAL MEETING 2026**

**PROXY**

**I am an owner in STAR BRIGHT TOWNHOMES HOA. I will be unable to attend the Special Meeting on Thursday, May 21, 2026, and I am designating as my Proxy:**

**Name of Designee:** \_\_\_\_\_  
*(The Board President will be assigned your Proxy vote if no one is designated)*

**to act on my behalf at the Meeting. My Proxy will vote for me in any and all matters that are presented at the Special Meeting.**

**Properties owned in Star Bright Townhomes HOA:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_

Please return signed Proxy Form to Heritage Property Management 2650 North Ave, Suite 116, GJ, CO 81501 or email to [info@hpmgj.com](mailto:info@hpmgj.com)