

Little Creek HOA
2026 Annual Meeting
Tuesday, January 13, 2026
7:00 PM

Via Zoom (please see below for information)

Agenda

1. Call to Order
2. Roll Call & Verification of Quorum
3. Introduction of Board of Directors
 - President: Pat Hughes
 - Secretary/ Treasurer: Barbara Seacrest
 - Member at Large: Kevin Kunz
4. Introduction of Heritage Property Management Team
 - Brieana Molinari & Ranese (Raye) Rash
5. Approve 2025 Annual Meeting Minutes [copy enclosed]
6. Unfinished Business
7. New Business
 - Frontage Road Maintenance
8. Presentation and Ratification of 2026 Proposed Budget [copy on back]
9. Nomination & Election of Board Members
10. Open Forum
11. Adjournment

Zoom Meeting Information

Topic: Little Creek Annual Meeting

Time: Jan 13, 2026 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81609340501?pwd=6ECF9hRgOd7dMtgJ0btUsDralrhFzS.1>

Meeting ID: 816 0934 0501

Passcode: 151108

Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting. Send questions to info@hpmgj.com

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. Thank you

Little Creek Homeowners Association

2026 Proposed Budget

Annual Assessment: \$750.00, Due February 28, 2026

Income		2025			2026
		Approved Budget	Actual YTD*	Projected	Budget
4500	HOA Assessment (\$750 x 17)	12,750.00	13,082.89	13082.89	12,750.00
5720	Interest on Bank Accounts	0.00	307.18	367.00	0.00
5800	Late Fee	0.00	24.36	24.36	0.00
Total Income		12,750.00	13,414.43	13,474.25	12,750.00
Expenses		Approved Budget	Actual YTD*	Projected	Budget
6251	Weed Control/Spraying	1,160.00	1,277.26	1,277.26	1,350.00
6260	Grounds Maintenance	1,000.00	662.00	662.00	750.00
6268	Pest Control	950.00	331.00	331.00	500.00
6270	Irrigation System Expense	600.00	1,390.03	1,390.03	1,500.00
6300	Management	4,200.00	3,850.00	4,200.00	4,200.00
6320	Insurance	1,500.00	967.00	967.00	1,200.00
6410	Electricity	600.00	212.72	392.72	450.00
6430	Water (692 TD Reimbursement)	500.00	500.00	500.00	575.00
6470	Postage & Mailing	250.00	207.00	242.00	300.00
6700	Legal & Accounting	650.00	214.00	214.00	500.00
6701	Income Tax	0.00	151.00	151.00	110.00
6702	Taxes & Licenses	70.00	25.00	69.00	100.00
	Transfer to Reserves	1,200.00	0.00	3000.00	1,200.00
Total Expenses		12,680.00	9,787.01	13,396.01	12,735.00
Net Income		70.00	3,627.42	78.24	15.00
	Operating Account Balance	5,635.57			
	Savings/Money Market Balance	22,060.85			
Total Cash as of 11/21/2025		27,696.42			
* Amounts are accurate up until 11/21/25 and estimated through the end of 2025					

Little Creek Homeowners Association

Annual Meeting Minutes

January 14, 2025

Meeting began at 7:03 PM.

Introduction of the Board of Directors:

- President: Pat Hughes
- Secretary/Treasurer: Barbara Seacrest

Members present: Pat Hughes, Barbara Seacrest, Karen Kaaoush, Paul & Robin Nelson, Sophie Nilson, Lisa Martin, Glen Eash, 1 proxy was received. [8 properties were represented] Quorum was met.

Introduction of Heritage Property Management Team:

- Briana Molinari & Jade Buehrer-Locke

2024 Annual Meeting Minutes were approved as written. M/S/C 0 opposed.

Old/Unfinished Business:

- The Association was able to have to the City of Grand Junction remove trees on the north frontage area.

New Business:

- Frontage Road Repairs
 - Large storm around June of 2024 washed out gravel (east frontage)
 - Additional gravel may be needed
 - Many homeowners would like to walk the area together to determine need for repairs.
 - Ditch is overgrown (north frontage)
 - Weeds need to be removed and area needs to be sprayed with pre-emergent about 2-3 weeks prior to the start of irrigation season.
 - Cat tails and other difficult plants are starting to sprout up.
 - Ideally this area should be piped.
 - Little Creek may have the option to buy the water rights/shares however it could be a costly process.
 - Further research would be required to confirm the possibility.
 - The Association would also need funds to convert the current domestic system to an irrigation system to use the water.
 - Heritage can help find vendors for these projects.
 - These projects are currently not in the budget so a Special Assessment may be necessary.
- Street Maintenance
 - The streets are owned by the city and therefore maintained by the city.
 - Maintenance requests can be called in or a ticket can be submitted online.
 - Homeowners may contact Heritage to have this completed.

Presentation of Proposed 2025 Budget to include \$50 dues increase M/S/C 0 opposed. 2025 Budget approved as written. HPM will post approved budget to the webpage.

- HOA Dues are paid annually and will be due on February 28, 2025.
- Dues will be \$750 per unit for 2025.
- Payments can be made online or mailed to 2650 North Ave Unit 116 Grand Junction, CO 81501.
 - Statements will include instructions for online payments.

Little Creek Homeowners Association

Annual Meeting Minutes

January 14, 2025

- The Association will soon have a policy in place that will require 15% of the annual budget to be used for Reserves.
 - The main reason for the reserve account is to remove and replace the stucco wall once that time comes.

Nomination and Election of Board Members:

- Floor was opened for nominations
- No nominations were received.
- Pat and Barbara are both willing to serve on the Board for another year.
 - A third member may be appointed at a later date.

The meeting adjourned at 7:52 PM

Minutes taken by
Heritage Property Management

Little Creek Homeowners Association
2026 ANNUAL DISCLOSURE

Colorado Law (CCIOA) requires that the following disclosures be made annually:

1. The legal name of the association is: Little Creek Homeowners Association
2. HOA Disclosure Documents, Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Responsible Governance Policies, Meeting Minutes, Certificate of Insurance, Current Annual Budget, Current Financials, Reserve Study (if available) and other miscellaneous documents and information can be located on the HOA website that is maintained by Heritage Property Management at www.hpmgj.com or obtained at no charge by emailing info@hpmgj.com or calling 970-243-3186.
3. Board Meetings are held: As needed
4. The registered agent for the association is: Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501. 970-243-3186 info@hpmgj.com
5. The initial date of the recording of the Declaration is: September 5, 2006
6. The reception or book and page number for the recording in the Mesa County Public Records is: #20061362162 .
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$ 750.00/ annually. There are currently no special assessments.
9. A transfer fee of \$150 will be due at closing, made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.

**LITTLE CREEK HOA
ANNUAL MEETING 2026**

PROXY

I am an owner in LITTLE CREEK HOA. I will be unable to attend the Annual Meeting on Tuesday, January 13, 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 Annual Meeting.

Properties owned in LITTLE CREEK 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