

Chatfield II Homeowners Association

2027 Annual Meeting

Thursday, November 12, 2026 at 6 PM

Clifton Branch Libraries in the Garfield Room
(3270 D 1/2 Rd Building A, Clifton, CO 81520)

Agenda

1. Introduction of the Board of Directors
2. Introduction of Heritage Property Management Members
3. 2026 Year in Review
4. Unfinished Business
 - Fencing CC&R Amendment (Orange Ballot)
 - Assessment Due Date CC&R Amendment (Yellow Ballot)
5. New Business
6. Presentation of 2027 Proposed Budget [copy on back]
7. Nomination & Election of Board Members
 - Any interested members must be in good standing with the HOA.
8. Adjournment

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.

ZOOM INFORMATION:

Join Zoom Meeting

<https://us06web.zoom.us/j/83224229225?pwd=rd7Tf7jzEuOafS48uk1JebD6VhNqiW.1>

Meeting ID: 832 2422 9225

Passcode: 293782

Chatfield II HOA
2026 Annual Meeting
Thursday, May 7, 2026

Meeting called to order.

Introduction of the Board of Directors:

- Board Member: David Hernandez
- Board Member: Susan Towles
- Board Member: Harlan Bullinger
- Board Member: Ralph Douglas

Introduction of Heritage Property Management:

- Brieana Molinari & Ranese (Raye) Rash
- Raye is the new property manager with Brieana's support during this transition.
- To contact us, please call 970-243-3186 or email to info@hpmgj.com.

Members Present: Rita Vanthiel, Krista Ehlers, Rae Lyn Ehlers, Marianne & Buddy Douglas, Blake Thye, Harlan Bullinger, Susan Towles, Dave Hernandez, Mario Dominguez, Teresa Hamilton, Holly Webb, Mark Lapka (ZOOM), Homoz Mazdiyasni, and Jim Martens. [5 proxies received. 20 properties were represented in person, by proxy, or on Zoom. Quorum of 20%: Achieved.]

Review & Approval of 2025 Annual Meeting Minutes

- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:

- CC&Rs Reminders: ACCO Requests, Lot Maintenance
 - The covenants, conditions, and restrictions can be accessed at www.hpmgj.com, on Chatfield II HOA. Please become familiar with the covenants to maintain compliance.
 - Architectural requests must be submitted for any exterior improvements. Once submitted, the Board will review and advise. The process is under 30 days.
 - Forms are found on the website under 'custom documents' or contact Heritage.
 - Please refer to CC&Rs Article III and Article IV, Section 4.6.
 - Homeowners are reminded to maintain their Lots. We want to keep the community safe, clean, attractive and in compliance with the governing documents and other applicable laws.
 - Compliance can be enforced by monetary fines.
- Changes in CCOIA compliance
 - Colorado Common Owners Interest Act (CCOIA) requires the HOA to request updated information at least once a year. Please submit the owner verification forms found in the 2026 annual meeting packet.

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- Homeowners are reminded to update their contact information with Heritage when information changes. Accurate contact information is necessary to contact Owners in case of emergencies and to receive notices about their Homeowners Association.
- CCOIA requires the Association to carry insurance coverage and insurance trends require adequate funding and do not prefer frequent uses of special assessments.
- Clarification of Past Owed Dues
 - In 2025, HOA Dues were assessed at \$220.00 for the year on January 1st, 2025. However, the membership decided to increase dues to \$242.00 at the 2025 Annual Meeting on April 17th, 2025. The additional amount of \$22.00 was then assessed to Owners' ledgers on May 1st, 2025.
 - This miscommunication created confusion as to what was actually due for 2025. Some homeowners have paid the full amount of \$242.00 and some still have a remaining balance of \$22.00 for 2025.
 - Going forward the HOA will hold its Annual Meeting prior to the annual dues being assessed. The yearly budget will be ratified at each Annual Meeting which should include any increases.
 - This will mitigate potential confusion in the future.

New Business:

- Bylaws Vote: Change the Annual Meeting Date (quorum needed)
 - After reviewing the Bylaws, it was found that the annual meeting was to be held each fiscal year in May. However, the CC&Rs rule that the annual assessments due by January 10th each year. This conflict creates a conflict with how the Association should operate.
 - Bylaws Article III, Section 1. Annual Meeting, will be amended to allow the Board to set the meeting date earlier in the year to ratify the budget and assess dues for the year.
 - The membership voted to allow the Board to set the annual meeting date prior to the annual assessment due date. M/S/C 0 opposed.
 - The membership voted to allow the Board to extend the due date for annual assessments to January 31 each fiscal year. M/S/C 0 opposed.
- There will be another meeting of the member in 2026 to assess dues and operating expenses for 2027 and provide 30 days' notice to the member in compliance with the Covenants.
 - The 2027 Annual meeting packet will be mailed first class, emailed, and posted on the HOA webpage.

Presentation & Ratification of 2026 Proposed Budget

- Dues Increase for 2026
 - Dues have increased from \$242 to \$250 per year. The increase will cover the Associations daily expenses and maintain reserve funding.
- Utilities

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- In the past, the irrigation lines were not identified and third party damaged the lines. The HOA had to pay for the damage. A member marked the irrigation lines and all parties will be held liable for any damage.
- Fence Maintenance
 - A few years ago, there was a car accident that cause damages to the fence. This was a onetime expense.
- Contact Heritage if you need help with payments.
- HPM will post the ratified budget to the webpage.

Nomination & Election of Board Members

- The Board suggested adding term limits for Board Member in the CC&Rs.
 - No final decision was made. The Board decide to table the topic of term limits to next year's annual meeting.
- Any interested members must be in good standing with the HOA.
- The floor was opened for nominations.
- Holly Webb was nominated to serve on the Board.
- The floor was closed for nominations.
- The current slate with the addition of Holly Webb will serve on the Board this year. M/S/C 0 opposed.
- The Board would like to see staggering terms for Board positions. Term limits would be a year, two years, or three years, decided among the Board of Directors.

Open Forum

- Retention Pond
 - Membership discussed the maintenance of the retention pond.
 - In previous years, the county would address the issues with overflow.
- Landscaping
 - Members raised concerns of tree trimming to clear walking paths and maintain safety.
 - HPM will contact the service provider and homeowner for tree trimming.
- Speeding
 - Members raised concerns of drivers not following the speed limit.
 - The speed limit is 20 miles per hour. Please drive slowly.
 - Please watch for children playing.
- Parking
 - Members discussed how alternating street parking would benefit the neighborhood. Due to the limited space, it would alleviate parking issues.
 - Homeowners are reminded not to park on the curbs.

Meeting adjourned.

Minutes recorded by:

Heritage Property Management for the Board of Directors

CHATFIELD II HOA

2027 Proposed Budget

Dues are \$250 per year

		Approved	Actual YTD*	Proposed 2027
Income		'26	'26	Budget
4500	HOA Assessment (\$250 x 98)	24,250.00	20,690.42	24,250.00
4536	Postage Cost Recovered	0.00	16.00	0.00
5720	Interest on Bank Accounts	0.00	7.87	0.00
5800	Late Fees Collected	0.00	42.32	0.00
Total Income		24,250.00	20,756.61	24,250.00
Expenses		Approved	Actual YTD*	Proposed 2027
		'26	'26	Budget
6215	Fence Maintenance	0.00	0.00	0.00
6250	Utility Locates/ Notification Fees	310.00	0.00	0.00
6256	Tree / Shrub Maintenance	350.00	0.00	400.00
6258	Landscape Maint-On Contract	3,165.00	1,577.80	3,500.00
6259	Landscape Maint-Off Contract	1,000.00	1,045.10	1,500.00
6266	Lien Filing/Processing Fees	600.00	129.00	1,000.00
6270	Irrigation System Repairs/Maintenance	5,000.00	0.00	3,000.00
6275	Irrigation Water/Shares	950.00	1,022.38	1,100.00
6300	Management	9,312.00	6,272.00	9,408.00
6320	Insurance	1,845.00	2,383.11	1,500.00
6470	Postage & Mailing	1,000.00	353.00	1,000.00
6700	Legal & Accounting	150.00	150.00	150.00
6702	Taxes & Licenses	100.00	0.00	70.00
	Reserve Contribution	0.00	0.00	1,000.00
Total Expenses		23,782.00	12,932.39	23,628.00
Net Income		468.00	7,824.22	622.00
Operating Account 8/24/2026		18,512.29		
Total		18,512.29		

CHATFIELD II HOMEOWNERS ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Chatfield II 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: October 7, 2004
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 3755 Page 1-25, Reception # 2218225
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$250.00 paid 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.

BALLOT TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHATFIELD II SUBDIVISION

Proposed Amendment:

1. To add additional fencing materials such as, vinyl or masonry fencing to the CC&Rs.

Amendment to the Declaration of Covenants, Conditions, and Restrictions of: Chatfield II Subdivision

1. The last sentence of Article III, Section 3.8 of the Original Declaration is hereby amended as follows:

3.8 Fences. ---

All fences shall be of wood, vinyl, or masonry fencing, not to exceed six feet (6'), as approved by the Architectural Control Committee, except that wire mesh may be used for the purpose of kennel space for household pets or to be attached to open wood facing located on the Lot.

_____ YES, I agree with the proposed Amendment and vote in favor.

_____ NO, I do not agree with the proposed Amendment and vote against.

By submitting this ballot, the Owner, as designated below, understands and agrees that if the proposed Amendment to the Declaration of Covenants, Conditions, and Restrictions of Chatfield II Subdivision Homeowners Association is approved by the Membership, the Association shall incorporate the approved Amendment into the Declaration of Covenants, Conditions and Restrictions of Chatfield II Subdivision, and record the document with the Clerk and Recorder of Mesa County, Colorado.

Homeowner Name _____

Chatfield II HOA Address _____

Homeowner Signature _____ Date _____

Please complete this form and return at the Annual Meeting or *postmarked no later than*
****Friday, November 13, 2026** to:**

**Chatfield II HOA
c/o Heritage Property Management
2650 North Ave. Suite 116, Grand Junction, CO 81501**

Once cast, a ballot may not be revoked. In order for the Proposed Amendment to be adopted and become effective, it must be approved by at least 70% of Members of the Association entitled to vote (i.e., Members holding at least **69 of the 98 total votes**).

BALLOT TO AMEND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHATFIELD II SUBDIVISION

Proposed Amendment:

1. To extend the Assessment due date from January 10th annually to January 31st.

Amendment to the Declaration of Covenants, Conditions, and Restrictions of: Chatfield II Subdivision

1. The last sentence of Article V, Subsection 2(A) of the Original Declaration is hereby amended as follows:

5.2 Regular Assessments ---

- A. Subject to Section 5.2.B. hereof, the sum or net estimate so determined shall be assessed to the Owners as an operation and maintenance assessment by dividing the total estimate by the total number of single-family residential Lots and assessing the resulting amount to the Owner of each Lot. Assessments shall be paid in one (1) annual installment due on or before the **31st** day of each January.

_____ YES, I agree with the proposed Amendment and vote in favor.

_____ NO, I do not agree with the proposed Amendment and vote against.

By submitting this ballot, the Owner, as designated below, understands and agrees that if the proposed Amendment to the Declaration of Covenants, Conditions, and Restrictions of Chatfield II Subdivision Homeowners Association is approved by the Membership, the Association shall incorporate the approved Amendment into the Declaration of Covenants, Conditions and Restrictions of Chatfield II HOA, and record the document with the Clerk and Recorder of Mesa County, Colorado.

Homeowner Name _____

Chatfield II HOA Address _____

Homeowner Signature _____ Date _____

**Please complete this form and return at the Annual Meeting or postmarked no later than
Friday, November 13, 2026 to:**

Chatfield II HOA
c/o Heritage Property Management
2650 North Ave. Suite 116, Grand Junction, CO 81501

Once cast, a ballot may not be revoked. In order for the Proposed Amendment to be adopted and become effective, it must be approved by at least 67% of Members of the Association entitled to vote (i.e., Members holding at least **69 of the 98 total votes**).

**Chatfield II HOA
ANNUAL MEETING 2027**

PROXY

**I am an Owner in the Chatfield II Homeowners Association.
I will be unable to attend the Annual Meeting on Thursday, November 12, 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.**

Address:_____ Signature:_____

Printed Name:_____

Please return signed Proxy Form to Heritage Property Management
or send with your designated Proxy to the meeting.