

Belhaven Townhomes Homeowners Association

2027 Annual Meeting

Monday, August 17, 2027 at 6:00 PM

Grand Junction Church of Christ (2893 Patterson Rd, Grand Junction, CO 81506)

Agenda

1. Introduction of the Board of Directors
2. Introduction of Heritage Property Management Members
3. 2026 Year in Review
4. New Business
 - Fence Maintenance & Replacement Costs
5. Presentation of 2027 Proposed Budget [copy on back]
 - Dues Increase
6. Nomination & Election of Board Members
 - Any interested members must be in good standing with the Association
 - There are 2 open positions. Please join the Board and learn about your community.
7. 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/81868647923?pwd=4TS54xelY0lw1jhO1ZUEZbRznW7ZWl.](https://us06web.zoom.us/j/81868647923?pwd=4TS54xelY0lw1jhO1ZUEZbRznW7ZWl.1)

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Meeting ID: 818 6864 7923

Passcode: 466314

Belhaven TOA 2027 Proposed Budget

	2026	*2026 Actual	Remaining	2027
Income	Proposed	YTD	Budget	Proposed
HOA Assessments (\$294.64 per Quarter per Unit)	61,070.00	29,390.43	31,679.57	67,177.00
Postage Costs Recovered	0.00	64.00	0.00	0.00
Prepaid Fees	0.00	346.21	0.00	0.00
Interest on Bank Accounts/CD's	0.00	295.49	0.00	0.00
Late Fees / Violations	0.00	45.05	0.00	0.00
Collection/Lien Costs Recovered	0.00	0.00	0.00	0.00
Total Income	61,070.00	30,141.18	31679.57	67,177.00
Expenses	2026	*2026 Actual	Remaining	2027
	Proposed	YTD	Budget	Proposed
Fence Maintenance	1,500.00		1,500.00	1,500.00
Grounds Maintenance - Contracted	39,519.00	8,782.00	30,737.00	41,745.00
Grounds Maintenance -Not Contracted	1,500.00	0.00	1,500.00	1,500.00
Snow Removal	500.00	0.00	500.00	500.00
Lien/Filing & Processing Fees	150.00	229.00	-79.00	400.00
Irrigation System Expense-Not Contracted	4,000.00	1,901.95	2,098.05	4,000.00
Irrigation Vault Cleaning	2,500.00	0.00	2,500.00	2,500.00
Irrigation Water Shares	800.00	525.00	275.00	800.00
Management Fees	5,472.00	3,012.00	2,460.00	5,472.00
Insurance	1,500.00	1,192.61	307.39	1,500.00
Electricity	850.00	147.52	702.48	850.00
Postage and Mailing	700.00	342.50	357.50	700.00
Process Server Fee	100.00	0.00	100.00	100.00
Legal and Accounting	150.00	150.00	0.00	150.00
Income Tax	300.00	275.00	25.00	300.00
Collection Fees	250.00	0.00	250.00	250.00
Taxes and Licenses	60.00	0.00	60.00	60.00
Meeting Expenses	50.00	0.00	50.00	50.00
Reserve Contribution	0.00	0.00	0.00	1,000.00
Subtotal Expenses	59,901.00	16,557.58	43,343.42	63,377.00
Net Income	1,169.00	13,583.60	-11,663.85	3,800.00
Operating Cash as of 06/04/2026	23,315.72			
Savings Cash 2	25.00			
12 mo CD Savings Reserves as of 06/04/2026	11,405.84			
24 mo CD Savings Reserves as of 06/04/2026	11,107.40			
TOTAL CASH	45,853.96			
*2026 Actual YTD is as of 06/04/2026				

Belhaven Townhome Owners Association
Annual Meeting Minutes
August 25, 2025 at 5pm

Meeting called to order at 5:12 PM.

Introduction of the Board of Directors:

- **President:** Brian Emch
- **Vice President:** Burlena Price (Resigning)
- **Co-Secretary:** Annette Gallegos
- **Co-Secretary:** Natalie Bertoni (Absent)
- **Treasurer:** Alex Melsness

Members present: Brian Emch, Burlena Price, Peter Schopp, Debra Patton Davis, Robert Bouley. 2 proxies were received. 7 properties were represented. Quorum was not achieved.

Guests: Josh with Thompsons Landscaping

Introduction of Heritage Team:

Jade Buehrer-Locke and Ranese Rash

2024 Annual Meeting Minutes were approved as written. HPM will post the Minutes to the webpage.
M/S/C 0 opposed.

Financials Update:

- Thompson's contract price has increased due to inflation for 2025; the contract price will be about \$39,000 for 2026.
- Wear & tear due to sediment create a huge expense for the HOA for replacing sprinkler heads
- Overall, irrigation and landscaping are the HOA's highest expenses.
- Prior to COVID, the HOA chose to not increase dues year over year to keep up with normal inflation. Therefore, the HOA dues were some of the lowest in the grand valley.
- Dues for 2026 have increased, starting January 1, 2026 dues are \$266.20 quarterly.
- Replacement of the east perimeter fence will be necessary beginning in possible stages in 2026.
 - We also have not ruled out a capital expense to all unit owners for the fence replacement.
- The HOA is doing well on reserves and is meeting state requirements.
- Register on Condo Café for online automatic quarterly payments. Email is sent out to homeowners.
 - Monthly payment users should set up payment plan with Heritage to avoid late fees according to CCOIA
 - You can see statements as well

Current Account Balances:

Operating Account:	\$18,433.09
Reserves 1:	\$10,747.05
Reserves 2:	\$11,096.35
Total:	\$40,276.49

Landscaping Update – Josh Thompson:

- Work is performed Thursday mornings and as needed.
- Homeowners are asked to clean up after their dogs and make sure their gates are unlocked.
- Thompsons has been the landscaper for Belhaven for 15 years. They know the property very well.
- Belhaven requires a lot of sprinkler head replacements which Thompson's tries to factor into the contract price but ultimately the cost still varies.
 - Please contact Thompson's directly to schedule
 - HOA will send out a reminder
 - Unit Owners will be watered in the early morning. Common areas will be watered afterwards.
- Sediment and debris also get stuck in zone valves. Preventative maintenance such as vault cleaning does save money.
 - Pump has been repaired
- Pruning is scheduled twice a year.
- Old timers (ex. Orbits) will need to be replaced as individual homeowners are responsible for this maintenance regularly.
 - This maintenance helps with longevity
 - If the sprinklers are running longer than normal or not running, you will need a new timer.

Presentation of the 2026 Proposed Budget:

- Dues increase of 10% for 2026 has been approved by the Board
- Dues will increase yearly as a necessity to match inflation of insurance, landscaping, and more. For 2026, dues will be \$226.20 quarterly.
- Delinquencies and variable costs are to be considered
- The replacement of the east perimeter fence (875ft) was quoted at \$55,000 and will continue to increase.
 - Vinyl fencing is more expensive
- \$2,000 is allocated to irrigation vault cleaning
- \$1,000 is allocated to off-contract landscaping
- \$1,500 is allocated to sprinkler head replacements (common areas)
- \$1,500 is allocated for fence maintenance
- Would like to start putting money back into the reserve account.

Motion to approve 2026 Proposed Budget. M/S/C 0 opposed.

Land Transfer:

- The land transfer is 100% complete. The final plat has been recorded. The section on the other side of the creek has been deeded over to Synergy Builders.
- Synergy Builders agreed to move the debris from the old race track.
- The question that remains is whether the city will require the HOA to maintain the creek.

Roofing:

Homeowners are encouraged to pay attention to their roofs and repair issues such as damaged shingles

- An Owner reported water damage which is ultimately due to condensation coming off the cooler dipping down the exhaust pipe.
- High winds have pulled up shingles exposing the weather proof sheeting. Two additional Owners have reported this issue.
- All units will need to have the condensation coming off the cooler pipe properly routed to the gutter.
 - The repair costs are about \$250.00
 - Please contact Brian or Heritage for roofer recommendations

Nomination and Election of Board Members:

- Burlena Price has resigned (8.25.2025)
- Brian Emch, Natalie Bertoni, Annette Gallegos, Alex Melsness will continue to serve on the Board.
- Welcome Debra Patton-Davis to the Board as the new vice president.
- No other nominations made.

M/S/C 0 opposed.

Open Forum:

- HOA is doing better with delinquencies.
- Change the meeting times to later in the evening (6pm) for increased participation.
 - Zoom is available for nonlocal homeowners or if you cannot be there in person and would like to attend virtually.

Meeting adjourned at 5:50pm

Minutes taken by:

Ranese Rash

Heritage Property Management

BELHAVEN TOWNHOME OWNERS' ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Belhaven Townhome Owners Association, Inc.
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: March 7, 2006.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4108 Page 83 (Reception # 2305397).
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$294.64 paid quarterly. 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.

Belhaven Townhomes Homeowners Association

C/O Heritage Property Management
2650 North Ave Suite 116 Grand Junction CO 81501
970-243-3186

July 17, 2026

Dear Homeowner,

The Belhaven Townhomes Homeowners Association is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. In the performance of these obligations over the past few years, the HOA has seen increasing costs and dwindling funds in the HOA's accounts. Every attempt has been made to keep HOA dues as low as possible as to not become an unnecessary burden on owners, however at this time it has become necessary to increase the HOA dues in order to maintain the HOA's responsibilities. **The dues will increase to \$294.64 per quarter and will be effective as of August 17, 2026.**

Please make checks payable to: Belhaven Townhomes Homeowners Association.

Online payments can be made at hpmgj.com. On your HOA profile page.

If you have any questions or concerns, please contact Heritage Property Management at 970-243-3186 or info@hpmgj.com.

Sincerely,
Ranese Rash
Community Association Manager
Heritage Property Management for the Board of Directors

**Belhaven Townhomes Homeowners Association
ANNUAL MEETING 2027**

PROXY

**I am an Owner in the Belhaven Townhomes Homeowners Association.
I will be unable to attend the Annual Meeting on Monday, August 17, 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.