FALLS 2004 HOA

2027 Annual Meeting

Thursday, October 29, 2026 6:00 PM
Heritage Property Management (2650 North Ave #116 Grand Junction, CO 81501)
and via Zoom (see below)

Agenda

1. Introduction of the Board of Directors
    - Chuck Clarkson
    - Heather Phillips
    - David Lammers

2. Introduction of Heritage Property Management Members
    - Brieana Molinari
    - Kait Molinari

3. 2026 Year in Review

4. Unfinished Business
    - Xeriscape Options – Common Areas

5. New Business

6. Presentation of 2027 Proposed Budget [copy on back]

7. Nomination & Election of Board Members

8. Adjournment

Zoom Info:
Topic: Falls 2004 2027 Annual Meeting
Time: Oct 29, 2026 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting:
https://us06web.zoom.us/j/83602198017?pwd=LqibOhdqESVYC61ZamUG3EyvExm51 7.1
Meeting ID: 836 0219 8017
Passcode: 156225

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.

The Falls 2004 HOA

2026 Annual Meeting Minutes
October 9th, 2025

Meeting called to order at 6:09pm.

Introduction of the Board of Directors:

- President: Chuck Clarkson
- Board Member: Heather Phillips

In attendance: Chuck Clarkson, Ken & Lori Smith, Cindy Whiteside, Judy Rayment, David Lammers, Jeremiah Dobler, John Hall, Glenda Bennett, Mary Ann Rayside, Heather Phillips. 6 proxies received. 15 properties represented in person or by proxy. 13 properties needed, quorum achieved.

Introduction of Heritage Property Management Team (HPM):

- Brieana Molinari, Community Association Manager

Review & Approval of 2025 Minutes: M/S/C 0 opposed. Approved as written.

Unfinished Business:

2025 Year in Review

- The landscaping project at the top of Grand Cascade Way is complete with rocks placed in the bare areas.
- No other trees on Common Area have died this season.
- Water deliveries had to be increased in 2025.
- HPM will contact the Grand Junction Code Enforcement to report lack of weed maintenance on land behind 580 Grand View Way that does not belong to the HOA.

New Business:

CC&Rs Reminders (ACC Requests, Lot Maintenance)

- Please submit an ACC Form Request before completing any exterior work on the property.
    - The board will approve the request (in compliance with the governing documents).
    - This process is in place to maintain the aesthetics of the neighborhood and property values.
- Please maintain the lot and any maintenance on your home.
- Site inspections are completed every month during the summer and upon Board request.
- Enforcement Per CCIOA & HOA Policy
    - 1st letter (Courtesy Letter)
    - 2nd letter with fine
    - 3rd letter with increased fine
- Results of this enforcement policy have varied with some owners choosing to only pay the fines yet neglect to cure the violations.

Collections

- Contact Heritage to set up payment plans for dues payments if needed.

Vegetation Replacement Plan

- Drought resistant plants vs Xeriscaping (with a 20% vegetation per the CC&Rs)
    - Some vegetation adds to the aesthetics of the neighborhood.
    - The costs of maintaining the vegetation can be high.
- There would have to be an amendment of the governing documents to reflect total xeriscaping with a majority vote to approve the amendment.
- Created a committee to discuss further details and review any ACC request forms.
    - Three people joined during the meeting.

DRAFT

The Falls 2004 HOA

2026 Annual Meeting Minutes

October 9th, 2025

Community Potluck

- The Falls community would like to interact with their neighbors by having a potluck.
- HPM encourages you to make plans and reminders for the homeowners for any upcoming events/meetings.

Ratification of 2026 Proposed Budget:

- Amendments to Proposed Budget:
  - Legal & Accounting increased from $140 to $150
  - Irrigation Expense was decreased from $2500 to $1500
  - Dues will stay the same at $400 per year per unit for 2026
- HPM encourages the HOA to contribute to the reserve fund to maintain funding in case of an emergency and meet insurance policy requirements.
  - The reserve fund would prevent the need for a special assessment that each Owner would have to pay within 30 days.

2026 Proposed Budget was ratified. M/S/C 0 opposed.

Nomination and Election of Board Members

- Floor was opened for nominations:
  - David Lammers self nominated to serve on the Board.
  - Jeremiah Dobler self nominated to serve on the Board – however since he is not the owner of record HPM will need to validate if this is in compliance with the Governing Documents.
  - Chuck Clarkson & Heather Phillips will remain on the Board
- Floor was closed
- Motion to accept current slate of directors with the addition of David Lammers. M/S/C 0 opposed.

Open Forum:

- Common Area fencing along Patterson Rd will need to be replaced.

Meeting adjourned: 7:16 PM

Meeting minutes recorded by:

Heritage Property Management for the Board of Directors

DRAFT

Falls 2004 HOA
Proposed 2027 Budget

Income	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Assessments (50 x $400)	21,000.00	20,265.00	20,265.00	21,000.00
Lien Fees Recovered	0.00	183.70	183.70	0.00
Postage Costs Recovered	0.00	128.00	128.00	0.00
Interest on Bank Accounts	500.00	487.43	623.43	650.00
Late Fees	0.00	270.90	270.90	0.00
Violations/Fines	0.00	316.00	316.00	0.00
Total Income	**21,500.00**	**21,651.03**	**21,787.03**	**21,650.00**

Expenses	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Fence Maintenance	500.00	1766.12	1766.12	600.00
Landscape Maint-On Contract	3,300.00	0.00	700.00	3,300.00
Landscape Maint-Off Contract	150.00	1,885.00	1,885.00	750.00
Landscape Improvements	750.00	0.00	0.00	750.00
Tree/Shrub Maintenance	500.00	0.00	0.00	500.00
Repair & Maintenance	300.00	0.00	0.00	300.00
Snow Removal	600.00	200.00	400.00	600.00
Lien /Filing & Processing Fees	0.00	224.89	224.89	372.00
Irrigation System Expense	1,500.00	1,200.00	2,400.00	2,000.00
Irrigation Water	3,200.00	990.00	1,584.00	1,600.00
Management	4,800.00	3,200.00	4,800.00	5,280.00
Insurance	2,300.00	1,770.00	1,770.00	2,300.00
Property Inspections	150.00	70.00	140.00	200.00
Legal & Accounting	150.00	150.00	150.00	160.00
Income Tax	300.00	240.00	240.00	200.00
Taxes & Licenses	80.00	69.00	69.00	100.00
Postage & Mailing	600.00	520.45	705.68	750.00
Misc. Expense / Meeting Expense	0.00	0.00	100.00	150.00
Reserve Fund	1,500.00	0.00	5,000.00	1,700.00
Total Expenses	**20,680.00**	**12,285.46**	**21,934.69**	**21,612.00**
Net Income	**820.00**	**9,365.57**	**-147.65**	**38.00**

Balance Operating Account 9/16/26	9,385.24
Balance Money Market Account 9/16/26	17,792.91
Balance CD 9/16/26	27,842.15
Total Cash as of 9/16/26	**55,020.30**

***2026 Actual YTD is as of 9/16/26**

FALLS 2004 HOMEOWNERS ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Falls 2004 Homeowners Assocation

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 23, 1980. The current Amended and Restated CC&R's were recorded: August 24, 2009

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4907 Page 486, Reception # 2502748

7. The association's fiscal year is: January to December

8. The per unit assessments are: $400.00 paid annually. Effective 01/01/26. 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.