

Bell Ridge HOA
2026 Annual Meeting
Thursday, April 2, 2026
4:00 PM

Meeting will be held at Heritage Property Management
2650 North Ave. #116 Grand Junction, CO 81501

You may also attend via Zoom – information below

Agenda

1. Call to Order & Verification of Quorum (50% or 18 units)
2. Introduction of the Board of Directors
 - President: Matt Miller
 - Vice President: Kathleen Dexter
 - Board Member: Dean Dexter
3. Introduction of Heritage Property Management Team
 - Briana Molinari & Ranese (Raye) Rash
4. Approve 2025 Annual Meeting Minutes [copy enclosed]
5. Unfinished Business
 - 2025 Year in Review
 - Irrigation Gate Repairs/Replacements Update
6. New Business
 - Dues Increase
 - GVWUA- User Access Fee
7. Ratification of 2026 Proposed Budget [copy on back]
8. Nomination and Election of Board Members
 - Any interested members must be in good standing with the HOA
9. Adjournment

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

Zoom Information:

Topic: Bell Ridge Annual Meeting

Time: Apr 2, 2026 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88541430004?pwd=sySgTW156qGw9GNU7K55s8bQ5ZloHs.1>

Meeting ID: 885 4143 0004

Passcode: 068684

Bell Ridge HOA

2026 Proposed Budget

20% Dues Increase (\$250 to \$300)

Income	Approved 2025	Actual 2025	Proposed 2026
HOA Assessment (\$300 x 35)	8,750.00	8,750.00	10,500.00
Interest on Bank Account	0.00	146.25	0.00
Late Fee	0.00	0.00	0.00
Total income	8,750.00	8,896.25	10,500.00
Expenses	Approved 2025	Actual 2025	Proposed 2026
Repair and Maintenance	0.00	4,800.00	0.00
Irrigation Water Shares	1,100.00	984.43	2,633.43
Irrigation System Maintenance	2,000.00	257.50	2,000.00
Insurance	1,400.00	1,148.00	619.00
Management	3,600.00	3,600.00	3,600.00
Legal & Accounting	140.00	140.00	150.00
Taxes & Licenses	70.00	69.00	100.00
Postage & Mailing	300.00	247.50	350.00
Reserves	0.00	0.00	1,000.00
Total Expenses	8,610.00	11,246.43	10,452.43
Net Income	140.00	-2,350.18	47.57
Account Balances			
Operating Account as of 02/13/26	4,881.19		
Reserve Account as of 02/13/26	14,140.38		
TOTAL	19,021.57		

Bell Ridge Homeowners Association

2025 Annual Meeting Minutes

April 8, 2025

Meeting called to order 4:07 PM.

Introduction of the Board of Directors:

- President: Matt Miller
- Vice President: Kathleen Dexter
- Board Member: Dean Dexter (absent)

Introduction of Heritage Property Management Team:

- Briana Molinari

Members present: Matt Miller, Kitty Dexter, and Dave & Lauree Turner; 5 proxies received [50% (18 units) required, 8 properties represented in person or by proxy: Quorum was not achieved.]

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

Unfinished Business:

- Irrigation Gate Repairs/Replacements Update
 - The standpipe gates have been replaced.
- Standpipe Repairs/Replacements
 - There is one standpipe that is starting to lean.
 - There is a broken concrete joint near this standpipe that may have contributed to the leaning.
 - Sealing the standpipes would be a temporary fix.
 - Options for steel or plastic/polymer cylinders to place inside the existing standpipes were discussed.
 - If entire standpipes need to be replaced, it will be a big project that will involve heavy machinery.
 - Matt will work with Chuck from Steadfast Home Services to get more information by winter of 2025.
- The gates in the diversion box on 27 ½ Rd may need to be replaced in the near future as well.

New Business:

- Dues
 - Dues were raised to \$250/year for 2025.
- Rentals
 - There are only two rentals that the Board is aware of.
- Annual Meeting Scheduling
 - Next year's meeting will be held on a Thursday at 4:00PM
- **Homeowner Communication:**
 - **Homeowners are encouraged to make sure their current email is on file with Heritage so that Bell Ridge HOA can save on postage.**
 - **Personal irrigation pumps are not the responsibility of Bell Ridge HOA. Homeowners need to check their irrigation filters at least every other day at the start of the irrigation season. The water is very dirty.**

2025 Proposed Budget:

- Insurance companies want to see that the Association has funds to adequately replace and repair their capital assets which for Bell Ridge HOA are mainly the standpipes.
- Having funds set aside for emergencies and big projects protects homeowners from Special Assessments.
- An option for homeowners to make 2 payments if Dues are raised again was discussed.
- No vetoes or oppositions to the 2025 Proposed Budget.
- 2025 Budget was ratified.

Nomination and Election of Board Members:

- Quorum was not met.
- Matt Miller, Kathleen Dexter, & Dean Dexter to continue serving on the Board.
- Motion to approve current slate M/S/C 0 opposed.

The meeting adjourned at 4:52 PM.

Minutes taken recorded by
Heritage Property Management



2650 North Ave., Suite 116
Grand Junction, CO 81501
Tel (970) 243-3186
www.hpmgj.com

March 2, 2026

Dear Bell Ridge Homeowners,

Grand Valley Water Users Access Fee

As of November 1, 2025, the Grand Valley Water Users Association (GVWUA) introduced an Annual User Access Fee for each landowner in the service area. This allows the Association to accurately charge each individual user for the services. The User Access Fee helps the Association with operations, maintenance, and administration. The increasing number of parcels (homes) in the district requires more time, staffing, and resources to serve everyone fairly. The cost of water has increased; just like gas, food, and housing. The Association is taking action to cover necessary operations and close the gap of what the cost per acre actually is from what has been charged in the past. Additionally, the Association is modernizing the system that serves large agricultural parcels.

The annual fee is \$50 per home which is charged to the HOA totaling \$1750.00.

A Dues increase of \$50 per unit will be necessary at this time to account for this fee.

If you have any questions about the User Access Fee, contact GVWUA at feedback@gvwua.com or visit their website, www.gvwua.com.

Thank you,

Heritage Property Management for Bell Ridge Board of Directors

GVWUA USER ACCESS FEE

HOW THE USER ACCESS FEE WORKS

Each unique tax parcel owner (end user) pays a yearly \$50 fee. If you have multiple tax parcels under one name, you pay one fee. If tax parcels are under different names, each will be charged separately.

Each Account Representative will be charged per unique tax parcel. For example, if an HOA account has 25 homes, the HOA would be billed 25 x \$50.

WHY IT'S NEEDED

Our current system doesn't fairly account for subdivided parcels. This update promotes equity across all property types.

This is not a rate increase, it's a modernization of how we bill to ensure fairness and sustainability of the Associations' ability to deliver your water rights.

The User Access Fee supports the real cost of delivering water, including:

- Staffing
- Billing and administration
- Operations and Maintenance
- Defending and protecting your water rights
- Aquatic nuisance species management

VISIT THE WEBSITE FOR FREQUENTLY ASKED QUESTIONS



[WWW.GVWUA.COM](http://www.gvwua.com)

Starting November 1, 2025, GVWUA will introduce a \$50 annual User Access Fee for each landowner in the service area.

The Association has been carefully considering for years how to remain financially solvent as the community it serves rapidly develops. This fee allows for the Association to more equitably charge each individual end user for service and defend your water rights. A \$50 fee was chosen by the Board of Directors because it is the minimum amount that would allow the Association to continue to provide service.

WHY THIS CHANGE?

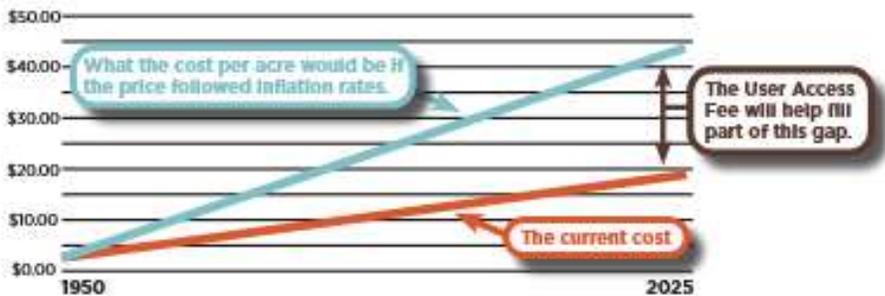
Growth & Development: As more small parcels are created and developed in our district, it takes more time, staffing, and resources to serve everyone fairly.



System Modernization: Our administrative and operations systems were originally built to serve large agricultural parcels. We are updating them to reflect how the community is changing.

	Yearly User Access Fee Amount
Individual Account	\$50 per account
Agricultural Properties	\$50 per account
Subdivisions	\$50 per home
Other Properties	\$50 per account

Rising Costs: The cost of delivering water has increased—just like the cost of gas, food, and housing. Meanwhile, we have not increased at the same rate, and we have not kept pace with the cost of doing business. We must take action to cover necessary operations.



QUESTIONS ABOUT THE NEW USER ACCESS FEE?

Please visit www.gvwua.com for a list of frequently asked questions. If you have additional questions, please send an email to feedback@gvwua.com.

BELL RIDGE HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Bell Ridge Filing No. 1 and Filing No. 2
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 6, 1981
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 1301 Page 525, Reception #1250149
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$300 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.

**Bell Ridge Homeowners Association
ANNUAL MEETING 2026**

PROXY

**I am an Owner in the Bell Ridge Homeowners Association.
I will be unable to attend the Annual Meeting on Thursday, April 2, 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.