

Ouray River Park Homeowners Association

2026 Annual Meeting

Monday, July 13, 2026 at 6 PM via Zoom Only

(see link below)

Agenda

1. Introduction of the Board of Directors
 - Board Member – Brian Nelson
 - Board Member – Ed Hagins
 - Board Member – Tracy McBride
2. Introduction of Heritage Property Management
 - Ranese (Raye) Rash
3. Approve the 2024 Annual Meeting Minutes (copy enclosed)
4. Unfinished Business
 - CC&Rs Reminders
 - Changes in CCOIA Compliance
5. New Business
 - Dues Increase for Reserve for upcoming projects such as roofs and painting
6. Presentation & Approval of the 2026 Proposed Budget (copy on the back)
 - Payment plans available to avoid interest, must be signed with Heritage
7. Nomination & Election of Board Members
 - Any interested members must be in good standing with the HOA. (Dues & Violations)
 - Participation in meetings is critical to the functionality in protecting your property values.
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 INFO:

Join Zoom Meeting

<https://us06web.zoom.us/j/81120179547?pwd=ybxLyVb0tgaKAuBWymUHyn4cxWtvL7.1>

Meeting ID: 811 2017 9547

Passcode: 284081

Ouray River Park

2026 Proposed Budget

Income		Actual '24	Actual '25	Proposed '26	Proposed '26 w/10%
4500	HOA Dues (2-bdrm)	27,500.56	30,780.21	14,388.08	15,107.40
4500	HOA Dues (3-Bdrm)			15,827.00	16,618.28
4504	Annual Reserve Contribution	9,472.36	10,204.31	9,999.92	10,499.72
5720	Interest on Bank Accounts	761.07	498.70	498.70	0.00
5800	Late Fee	48.47	34.02	0.00	0.00
Total Income		37,782.46	41,517.24	40,713.70	42,225.40

Expenses		Actual '24	Actual '25	Proposed '26	Proposed '26 w/4.115%
6210	Repairs & Maintenance	1,150.00	0.00	4,000.00	4,000.00
6258	Landscape Maint-On Contract	0.00	0.00	500.00	500.00
6259	Landscape Maint-Off Contract	0.00	134.54	1,000.00	1,000.00
6320	Insurance	17,434.99	29,785.28	31,500.00	31,500.00
6300	Management	4,200.00	4,200.00	4,620.00	4,620.00
6261	Snow Removal	2,080.00	0.00	2,000.00	2,000.00
6269	Capital Improvements (Roof Repair)	0.00	0.00	0.00	0.00
6700	Legal & Accounting	140.00	140.00	150.00	150.00
6701	Income Tax	0.00	226.00	300.00	300.00
6702	Taxes & Licenses	53.00	69.00	70.00	70.00
6470	Postage & Mailing	298.50	106.50	250.00	250.00
Total Expenses		25,356.49	34,661.32	44,390.00	44,390.00

Net Income **12,425.97** **6,855.92** **-3,676.30** **-2,164.60**

Operating Account as of 12/31/25	34,540.81
Reserves as of 12/31/25	<u>28,037.28</u>
Total Cash as of 12/18/25	<u>62,578.09</u>

Ouray River Park Townhomes Association

Annual Meeting Minutes

April 18, 2024

Meeting called to order 6:07 PM.

Introduction of the Board of Directors:

- Board Member: Brian Nelson
- Board Member: Tracy McBride
- Board Member: Ed Hagins (absent)

Introduction of Heritage Property Management Team (HPM):

- Briana Molinari, Elizabeth Scherf, & Jade Buehrer-Locke

Members Present:

- Brian Nelson, Tracy McBride, & Maria Boland.
- [Quorum not met; 4 properties represented in person or by proxy]

Review of 2023 Annual Meeting Minutes from previous property management company:

- Motion to accept as written M/S/C 0 opposed.

Unfinished Business:

- Parking lot to be graded, a Board Member has a lead on a vendor and will follow up.
- City of Ouray not maintaining shared drive causing issues with mud.
 - A Board Member will send an email detailing the lack of maintenance and how it is affecting residents in their community.
- Tree Trimming:
 - Tree trimming has been completed, with other landscaping improvements.
- Spring cleanup:
 - A vendor to be hired mid-May for cleanup.
- The vendor that completed previous work on gravel never sent an invoice and after 18 months the account was closed.

New Business:

- Window Washing
 - HPM will look into vendors and follow up the Board.
 - The service should not be completed until gravel work is done.
 - Will be included in the budget under ‘Repairs and Maintenance’.
- Vote to amend Bylaws, lowering the quorum was never recorded.
 - HPM will follow up with Board to discuss sending out a ballot to amend to all unit Owners.
- Relocation of the HOA Sign
 - The sign would be moved from behind the charging station to beside Hwy 550 to increase its visibility.
 - The Board will partner with HPM to find a vendor for the relocation.
 - Board Members to sand and re-lacquer the sign this summer.
- Roofing:
 - Board to check into the age of roofs to plan for future repairs and replacements.
 - Continuation of building the reserve fund for large projects such as roofing was discussed.

Ouray River Park Townhomes Association

Annual Meeting Minutes

April 18, 2024

- Gutters:
 - Gutters were removed during roofing project and were not replaced.
 - Water from the runoff is damaging the paint around doorways.
 - Gutters are the HOA's responsibility to maintain as they are part of the exterior.
 - HPM will procure vendors for this project and request quotes.
 - The option of adding downspouts will be discussed with the vendor.
- Landscaping:
 - The Board would like weed control services to be completed this year.

Presentation of the 2024 Proposed Budget:

- Review of line items:
 - Repairs & Maintenance:
 - Is this being used for grading the gravel?
 - Increased costs in 2023 showed budgeted amount at over \$8000 for 2024, to be reduced to \$3500.
 - Insurance:
 - Increased to \$15,000 from \$14,000 to prepare for potential increases.
 - Insurance renews in August.
 - Paint touch-up for units:
 - Units were repainted in 2019.
 - HPM to reach out to the same vendor for a bid on touching up the paint.
 - Window Washing:
 - To be added as a line item and tentatively set at \$2000 as the Association will need bids for a more accurate number.
 - Sign Relocation:
 - \$500 to be budgeted for relocating the sign.
 - Postage:
 - Amount to be reduced to \$250
- Motion to Approve Budget as revised M/S/C 0 opposed.

Nomination & Election of Board Members:

- Quorum was not met; therefore no election could be completed.
- The Board does encourage everyone to get involved in their community and contact HPM if they are interested in helping out in any way.

Open Forum:

- None

Meeting Adjourned at 7:21 PM.

Executive Session:

The Board entered into an executive session after adjournment of the Annual Meeting. Topics discussed included delinquencies.

Minutes taken by: Elizabeth Scherf

Heritage Property Management for the Board of Directors

OURAY RIVER PARK TOWNHOME ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Ouray River Park Townhome 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: April 18, 1983
6. The reception or book and page number for the recording in the Ouray County Clerk & Recorder : Book 201 Page 602-609, Reception # 133621
7. The association's fiscal year is: January to December
8. The per unit assessments are:\$2 bdrm \$752.31 3 bdrm \$827.54 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.

Ouray River Park HOA

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

March 5, 2026

Dear Homeowner,

The Ouray River Park HOA 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:

2 Bdrms \$565.24 Assessment 187.07 Reserve Contribution; quarterly.

3 Bdrms \$621.77 Assessment 205.77 Reserve Contribution; quarterly.

Effective as of July 1, 2026.

Please make checks payable to: Ouray River Park HOA

Online payments can be made at hpmgj.com. The online payment tab is on the right-hand side of the screen.

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

Sincerely,

Jade Buehrer-Locke

Community Association Manager

Heritage Property Management for the Board of Directors