

Gewont Townhomes HOA

2026 Annual Meeting

Thursday February 26, 2026 6:30 PM

**Fruita Community Center – Cherry Room (324 N Coulson St, Fruita, CO 81521
& via Zoom (see below)**

Agenda

1. Call to Order & Verification of Quorum
2. Introduction of the Board of Directors
 - President: Steven Swindell
 - Vice President: Terry Kemery
 - Secretary/Treasurer: Shannon Auckly
3. Introduction of Heritage Property & HOA Management
 - Community Association Manager: Brieana Molinari
 - Admin Assistant: Ranese (Raye) Rash
4. Approve 2025 Annual Meeting Minutes/Summary
5. Unfinished Business
6. New Business
7. Presentation & Ratification of 2026 Proposed Budget
8. Nomination & Election of Board Members
 - Any interested members must be in good standing with the HOA
9. Open Forum
10. Adjournment

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

Zoom Info

Topic: Gewont Annual Meeting

Time: Feb 26, 2026 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82769617588?pwd=i58JFOnLFhMPgY2KB3GiZTTbHbagwB.1>

Meeting ID: 827 6961 7588

Passcode: 247514

Gewont Townhomes Owners Association

2026 Proposed Budget

Annual Assessment: \$1,200.00, Due March 15, 2026

Income				
	2025			2026
	Approved Budget	Actual YTD*	Projected	Budget
HOA Assessment (\$1200 x 16)	19,200.00	19,200.00	19,200.00	19,200.00
Miscellaneous Income	0.00	50.00	50.00	0.00
Interest on Bank Accounts	0.00	1.86	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Income	19,200.00	19,251.86	19,250.00	19,200.00
Expenses				
	Approved Budget	Actual YTD*	Projected	Budget
Tree/Shrub Maintenance	0.00	400.00	400.00	0.00
Landscape Maint-On Contract	10,000.00	9,558.00	9,558.00	10,200.00
Irrigation System Expense	2,000.00	2,708.48	2,708.48	2,000.00
Irrigation Water/Shares	600.00	429.59	429.59	450.00
Management	0.00	3,150.00	3,150.00	4,200.00
One-Time Start Up Fee	0.00	175.00	175.00	0.00
Insurance	500.00	851.00	851.00	851.00
Electricity	450.00	403.14	403.14	450.00
Water	0.00	177.50	177.50	200.00
Bank Charges	0.00	19.50	19.50	20.00
Postage/Mailing	0.00	175.20	223.50	250.00
Taxes & Licenses	200.00	70.00	70.00	100.00
Meeting Expenses	0.00	73.97	73.97	75.00
Legal & Accounting	0.00	0.00	0.00	150.00
Office Supplies	75.00	10.80	10.80	0.00
Transfer to Reserves	0.00	0.00	0.00	200.00
Total Expenses	13,825.00	18,202.18	18,250.48	19,146.00
Net Income	5,375.00	1,049.68	999.52	54.00
Operating Account Balance	4,367.16			
Savings/Money Market Balance	4,801.88			
Total Cash as of 12/18/2025	9,169.04			
* Amounts are accurate up until 12/18/25 and estimated through the end of 2025				

March 9, 2025

Dear Gewont Townhomes HOA owners,

Thank you to those of you who attended our annual meeting last week at the Fruita Community Center. We appreciated all the thoughtful questions and feedback as we join forces with Heritage Property Management for the coming year.

Heritage will be under contract for one year, with an option to renew annually, starting April 1, 2025. Our representative is Brieana Molinari and her contact details are as follows: brieana@hpmgi.com/ 970.243.3186. The HOA board still maintains control over all financial decisions. We will offer guidance during the transition and beyond. Brieana will be sending an introduction letter in April.

As we announced at the meeting, annual dues will increase from \$900/yr. to \$1200/yr., effective June 1, 2025. Please look for one additional invoice for \$300 in early June. This will help cover management fees and other cost increases (insurance, landscaping, repairs) we anticipate in the coming year.

Please welcome Terry Kernery to the HOA board. Terry volunteered at the meeting, and was formally elected with a quorum of eleven votes. He is your new Vice President and is the longest standing resident of our community. We also welcome Mara Lawson, who also volunteered to serve on the Architectural Control Committee (ACC), under the direction of Shannon Auckly. We would like to offer our gratitude to John Madel for serving as Treasurer and implementing an annual contract with Thompson Landscaping prior to his resignation. As it turns out, Heritage has an ongoing relationship with Thompson for multiple properties.

In conclusion, it has been an honor to serve as our inaugural President of the HOA as we took ownership from Jozef and Halina Gewont. With the support of Brieana, I will slowly be handing over leadership duties to Heritage. I feel it appropriate to remain involved as my schedule permits in the coming months.

Sincerely,

HOA Board

Steve Swindell	President	207.400.0925
Shannon Auckly	Sec./Treasurer	928.606.8297
Terry Kemery	Vice President	970.201.0154

GEWONT TOWNHOMES HOMEOWNERS ASSOCIATION 2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Gewont Townhomes Homeowners 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, 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: August 19, 2019.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book , Page , Reception # 2891608
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$1,200 annually. There are currently no special assessments.
9. A transfer fee of \$150 made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.

**Gewont Townhomes Homeowners Association
ANNUAL MEETING 2026**

PROXY

**I am an Owner in the Gewont Townhomes Homeowners Association.
I will be unable to attend the Annual Meeting on Thursday February 26, 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.