

# CEZANNE COURT HOA

## 2026 Annual Meeting

Monday, December 15, 2025 5:00PM

Heritage Property Management Office – 2650 North Ave # 116 Grand Junction, CO 81501  
& via Zoom (Details Below)

### Agenda

1. Introduction of the Board of Directors  
President: Brian Sledge      Secretary: Gail Gnirk  
Treasurer: Barb Terlouw
2. Introduction of Heritage Property Management Team  
Briana Molinari      Ranese Rash
3. Approve 2025 Annual Meeting minutes [copy enclosed]
4. Unfinished Business
  - Review of 2025 Completed Projects
    - Trees
    - 948 Irrigation Repair
    - Stucco
    - Increased Gutter Maintenance
5. New Business
  - Plumbing Reminders
  - Special Assessment for Roof Replacement
  - Rules & Regulations Update
    - Illegal Dumping
    - Patios
    - Open Flame Devices
    - Roof Penetrations
  - CC&R Amendment – Short Term Rentals
  - Bylaws Amendment – Quorum Decrease
6. Presentation & Ratification of 2026 Proposed Budget [copy on back]
7. Nomination and Election of Board Members
  - Any interested members must be in good standing with the HOA
8. Adjournment

### Zoom Info

Topic: Cezanne Annual Meeting

Time: Dec 15, 2025 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83662062692?pwd=VaqQl3BLbgv9ta6hpeVV9gLD7R5bAX.1>

Meeting ID: 836 6206 2692

Passcode: 236514

**Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting.**

**Send questions to [info@hpmgj.com](mailto: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](mailto:info@hpmgj.com).  
Thank you.

**CEZANNE COURT**  
**2026 Proposed Budget**  
Increase to \$810/quarter (20% increase)

	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Proposed	Inc/Decr
<b>Income</b>					
HOA Dues (\$810/quarter * 30 units)	81,000.00	74,562.08	81,000.00	97,200.00	16,200.00
Reimbursed Expense	0.00	99.00	85.00	0.00	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00
Late Fees	0.00	0.00	8.16	0.00	0.00
Lien Fees Recovered	0.00	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	782.25	998.85	750.00	750.00
<b>TOTAL INCOME</b>	<b>81,000.00</b>	<b>75,443.33</b>	<b>82,092.01</b>	<b>97,950.00</b>	16,950.00
<b>Expenses</b>					
Building Maintenance	500.00	3,719.00	4,000.00	0.00	(500.00) removing line item for 2026
Repairs & Maintenance	3,000.00	4,247.35	4,500.00	9,000.00	6,000.00
HVAC (Heat, Ventilation, Air)	6,500.00	5,894.68	7,644.68	8,000.00	1,500.00
Snow Removal	600.00	0.00	0.00	600.00	0.00
Landscape Maint.- On Contract	5,500.00	4,778.58	5,575.00	5,900.00	400.00
Landscape Maint.- Off Contract	1,000.00	3,085.00	3,085.00	2,500.00	1,500.00
Irrigation System Expense	250.00	745.50	745.50	500.00	250.00
Lien Processing Fees	0.00	0.00	0.00	0.00	0.00
Pest Control	840.00	640.00	640.00	720.00	(120.00)
Management	4,200.00	3,500.00	4,200.00	4,620.00	420.00
Insurance	17,000.00	11,227.28	16,223.19	24,000.00	7,000.00
Electricity	1,600.00	1,211.42	1,481.42	1,600.00	0.00
Gas	13,000.00	9,956.52	12,000.00	13,000.00	0.00
Water	13,000.00	10,081.37	11,900.00	12,500.00	(500.00)
Sewer	5,800.00	4,923.22	6,412.54	7,000.00	1,200.00
Trash Disposal	4,500.00	4,053.04	5,234.89	6,000.00	1,500.00
Postage / Mailings	500.00	300.00	500.00	550.00	50.00
Legal & Accounting	140.00	140.00	140.00	200.00	60.00
Income Tax	0.00	114.00	114.00	200.00	200.00
Taxes & Licenses	60.00	69.00	69.00	100.00	40.00
Miscellaneous Expense	0.00	100.00	100.00	0.00	0.00
Reserve	3,000.00	2,500.00	0.00	1,000.00	(2,000.00)
<b>TOTAL EXPENSES</b>	<b>80,990.00</b>	<b>71,285.96</b>	<b>84,565.22</b>	<b>97,990.00</b>	
<b>Net Income</b>	<b>\$10.00</b>	<b>\$4,157.37</b>	<b>-\$2,473.21</b>	<b>-\$40.00</b>	

**Balances as of 10/10/25**

Operating	18,590.38
Money Market	2,969.68
CD Savings - Reserve 1	5,498.76
CD Savings - Reserve 2	5,000.00
CD Savings - Reserve 3	10,000.00
CD Savings - Reserve 4	10,000.00
<b>Total:</b>	<b>52,058.82</b>

Roof Replacement by 2028	
\$182 x 30 x 24	131,040.00
\$4368 per unit	*use reserves for any additional

# Cezanne Condominium Homeowners Association, Inc.

## Annual Meeting Minutes

November 19, 2024

Meeting began at 5:09 PM.

### Introduction of the Board of Directors:

- President: Brian Sledge
- Treasurer: Barb TerLouw
- At Large: Gail Gnirk

### Introduction of Heritage Property Management team:

- Briana Molinari & Jade Buehrer-Locke

Members present: Barb TerLouw, Brian Sledge [3 units], Ed Pearsall, Michelle Benoit Woods, Stacie Becker, Carolee Hawkins, Randall Reitz, and Randi Levine; 0 proxies was received. [10 properties represented; quorum was not met]

2024 Minutes were approved as written. M/S/C 0 Opposed. [HPM will post the approved minutes on the website.]

### Unfinished Business:

- Tree Removal
  - The dead Aspen trees are a safety concern and need to be removed.
  - Trees may be replaced in the future however the current focus is on removal.
    - Donations for replacement could also be considered.
  - Trees will be marked in the spring once viability is determined for each one.
  - Heritage will obtain quotes for removal and present them to the Board for review.
- Stucco Repair
  - Completing all stucco repairs is cost prohibitive at this time.
  - One crack on the side of #22 will need to be repaired in the near future.
  - Heritage will obtain quotes for this repair and present them to the Board for review.

### New Business:

- Plumbing Reminders
  - Owners need to know and communicate to their tenants that no items except toilet paper is to be flushed or put down drains. Items such as grease, baby wipes, etc. cause the pipes to become clogged and ultimately incur unnecessary costs to the HOA.
  - The HOA already has a normal maintenance routine to clean out the main pipe in front of 950 in place.
- Dumpsters
  - Discussion concerning illegal dumping
    - Items such as a mirror, BBQ grill, and exercise equipment were recently left near the dumpster. These items will be removed.
    - This is a common problem so a suggestion was made to post notices on unit doors and signs near dumpster concerning illegal dumping and potential fines.
- Grounds Maintenance & Landscaping
  - The gutters may need to be cleaned more frequently due to leaves falling later in the winter and spring.
  - Better weed control is needed specifically in the courtyard.
  - Heritage will work with landscaper to add more spraying services to the 2025 contract.
- Insurance
  - The HOA's insurance premium has increased about \$6,000 from last year.
  - Discussion concerning rising insurance costs across all carriers and for most HOAs.
  - The HOA is currently insured through Farmers.
  - American Family will not be insuring HOAs starting in 2025 making options more limited.
  -

# Cezanne Condominium Homeowners Association, Inc.

## Annual Meeting Minutes

November 19, 2024

- CC&R Amendments
  - Creating an amendment to the CC&Rs to address short term rentals, decrease the quorum, and make regular assessments due monthly instead of quarterly was discussed.
  - Ballots would need to be sent out for a vote to pass any amendment.

### Presentation of 2025 Budget:

- The budget was reviewed and discussed.
- To account for inflation and upcoming projects such as roof repair/replacement, the Dues will be increased to \$675.00 per quarter (\$225.00 per month).

### Nomination of Board Members:

- Brian Sledge, Barb TerLouw, and Gail Gnirk will remain on the Board.

Meeting adjourned at 7:04 PM

Minutes taken by  
Briana Molinari  
Heritage Property Management

# Cezanne Court HOA

## Rules & Regulations

Updated 10/24/25

1. There is one assigned parking space per unit. Residents must park in their assigned space.
2. The bicycle storage area is for bicycle storage only and should not be used to store other personal items or trash.
3. Smoking is not allowed within units, storage areas, mailbox area or any Common Areas within the HOA which includes the parking lot.
4. No loud noise or activity between the hours of 10:00 pm and 7:00 am.
5. No more than 2 household pets per unit.
6. Dog owners are responsible to clean up any dog waste. Waste must be cleaned up immediately. Owners will be charged clean up fees incurred by the HOA.
7. All pets must be on a leash (Mesa County Regulations) and must be accompanied at all times by their owner when in the Common Areas.
8. Excessive barking is not allowed and should be addressed immediately by the dog owner.
9. All trash must be placed within the dumpster only. No items shall be dumped within or outside of the dumpster enclosure. No items larger than the dumpster shall be discarded. Owners will be charged haul away fees for illegally dumped items.
10. Only outdoor patio furniture and potted plants shall be stored on the patio areas. Patios must also be kept trash and weed free. Items should not accumulate on patio areas or be placed on Common Area.
11. BBQ Grills and other Open Flame Devices are not allowed to be used or stored within 10 feet of the building. See the Open Flame Device Policy for more information.
12. Please do not dispose of any of the following items down the toilet, garbage disposal, kitchen sink, bathtub or shower drain (these items cause costly problems with the plumbing system!):  
  
Paper towels, sanitary or baby wipes, feminine hygiene products, kitchen grease or oil, excessive laundry detergent, etc.
13. Window air conditioning units are not permitted.
14. The maintenance and repair of the interior of each unit is the responsibility of the homeowner. The common areas will be maintained by the HOA.
15. Roof penetrations and equipment installations to the exterior of the building are prohibited

# Cezanne Court HOA Rules & Regulations

Updated 10/24/25

unless the Owner has first obtained Board approval. This includes but is not limited to internet and satellite dish installations. Owners will be held liable for any damage.

16. Any violations should be reported directly to Heritage Property Management at 970-243-3186.
17. Owners who do not reside in their unit are required to keep their mailing addresses and contact information up to date with Heritage Property Management. Owners are also asked to familiarize their tenants with the HOA's "general rules."

Violations of these Rules & Regulations will result in fines assessed to the violating Owner's account.

For detailed explanation of these rules, please go to the HOA web site [www.hpmgj.com](http://www.hpmgj.com) (click on "HOAs", click on "Cezanne Court", click on "Covenants, Conditions and Restrictions.")

**BALLOT TO AMEND  
THE BYLAWS OF THE  
CEZANNE COURT CONDOMINIUM, INC.,  
A COLORADO NONPROFIT CORPORATION**

**Proposed Amendment:**

1. To lower the percentage of Owners needed achieve a quorum at a Meeting of Unit Owners (i.e. Annual Meeting) from no less than 50% (15 members) to 25% (8 members).

**Amendment to the Bylaws of: Cezanne Court Condominium**

1. Article III, Section 3.11 of the current Bylaws is hereby amended as follows:

Except as otherwise provided in these Bylaws, the Unit Owners present in person or by proxy at any meeting of Unit Owners, but no less than 25% of the Unit Owners, shall constitute a quorum at that meeting.

\_\_\_\_\_ YES, I agree with the proposed Amendment and vote in favor.

\_\_\_\_\_ NO, I do not agree with the proposed Amendment and vote against.

By submitting this ballot, the Owner, as designated below, understands and agrees that if the proposed Amendment to the Declaration of Covenants, Conditions, and Restrictions of Cezanne Court Condominium is approved by the Membership, the Association shall incorporate the approved Amendment into the Declaration of Covenants, Conditions and Restrictions of Cezanne Court Condominium, and record the document with the Clerk and Recorder of Mesa County, Colorado.

Homeowner Name \_\_\_\_\_

Cezanne Court Condominium Address \_\_\_\_\_

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please complete this form and return in the enclosed, stamped envelope, *postmarked no later than \*\*Monday December 15, 2025\*\* to:***

**Cezanne Court HOA  
% Heritage Property Management  
2650 North Ave. Suite 116, Grand Junction, CO 81501**

Once cast, a ballot may not be revoked. In order for the Proposed Amendment to be adopted and become effective, it must be approved by at least 50% of Members of the Association entitled to vote (i.e., Members holding at least **15 of the 30 total votes**).

# BALLOT TO AMEND THE DECLARATION OF CEZANNE COURT CONDOMINIUM

## Proposed Amendment:

1. To regulate the use of condominium units by prohibiting certain types of home occupations including short term rentals (rentals with a term of less than 30 days).

## Amendment to the Declaration of Cezanne Court Condominium:

1. Article XI USE OF CONDOMINIUM UNITS of the Original Declaration is hereby amended to include:

**Section 11.6 Home Occupations.** No Lot or the improvements situated thereon may be used for commercial purposes of any type, excepting home occupations that are allowed by the City, however, notwithstanding any City rule, no "day care", "group home" or "bed and breakfast" will be allowed. For purposes of this Declaration, home occupation shall have the meaning set forth in the City's Zoning and Development Code in effect as of the date hereof and "bed and breakfast" includes rentals with a term of less than thirty (30) days, such as are available through services or websites such as "Airbnb" and "VRBO". All leases and occupancies of the property are subject to the terms and conditions of the Covenants, Conditions and Restrictions and Rules and Regulations. "

\_\_\_\_\_ YES, I agree with the proposed Amendment and vote in favor.

\_\_\_\_\_ NO, I do not agree with the proposed Amendment and vote against.

By submitting this ballot, the Owner, as designated below, understands and agrees that if the proposed Amendment to the Declaration of Cezanne Court Condominium is approved by the Membership, the Association shall incorporate the approved Amendment into the Declaration of Cezanne Court Condominium, and record the document with the Clerk and Recorder of Mesa County, Colorado.

Homeowner Name \_\_\_\_\_

Cezanne Court Condominium Address \_\_\_\_\_

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please complete this form and return in the enclosed, stamped envelope, *postmarked no later than \*\*Monday December 15, 2025\*\** to:**

**Cezanne Court HOA  
% Heritage Property Management  
2650 North Ave. Suite 116, Grand Junction, CO 81501**

Once cast, a ballot may not be revoked. In order for the Proposed Amendment to be adopted and become effective, it must be approved by at least 75% of Members of the Association entitled to vote (i.e., Members holding at least **23 of the 30 total votes**).



**CEZANNE COURT CONDOMINIUM HOMEOWNERS' ASSOCIATION**  
**2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Cezanne Court Condominium
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](http://www.hpmgj.com) or obtained at no charge by emailing [info@hpmgj.com](mailto: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](mailto:info@hpmgj.com)
5. The initial date of the recording of the Declaration is: December 12, 2007
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4568 Page 842, Reception # 2415802
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$810.00 paid quarterly effective January 2026. 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.

**Cezanne Court Homeowners Association  
ANNUAL MEETING 2026**

<b>PROXY</b>
--------------

**I am an Owner in the Cezanne Court Homeowners Association.  
I will be unable to attend the Annual Meeting on Monday, December 15, 2025, 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 (2650 North Ave # 116, GJ, CO 81501 or  
email [info@hpmgj.com](mailto:info@hpmgj.com)) or send with your designated Proxy to the meeting.