

# ALPINE MEADOWS HOA

## 2026 Annual Meeting

Saturday, April 11, 2026

5:00 PM

Meeting will be held at the intersection of Jade Lane and Dane Lane (please see map on the other side) or via Zoom (see below for information) **Please bring a chair!**

### Agenda

1. Introduction of the Board of Directors
  - Board Member – Brad Suter
  - Board Member – Bob Kretschman
2. Introduction of Heritage Property Management Team
  - Briana Molinari & Raye Rash
3. Approve 2025 Annual Meeting Minutes [copy enclosed]
4. Unfinished Business
  - Drainage Ditch Project Between 777 & 779 Jade Lane
  - 27 Rd Entryway Project
  - Trees along 27 Road
5. New Business
  - User Access Fee – Grand Valley Water Users Association [see included notice]
6. Presentation & Approval of 2026-2027 Proposed Budget [copy included]
7. Nomination and Election of Board Members
  - Any interested members must be in good standing with the HOA
  - **The HOA is in need of new Board Members this year, please consider volunteering. Please contact Heritage Property Management if you have questions.**
8. Adjournment

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

### Zoom Information:

Topic: Alpine Meadows Annual Meeting

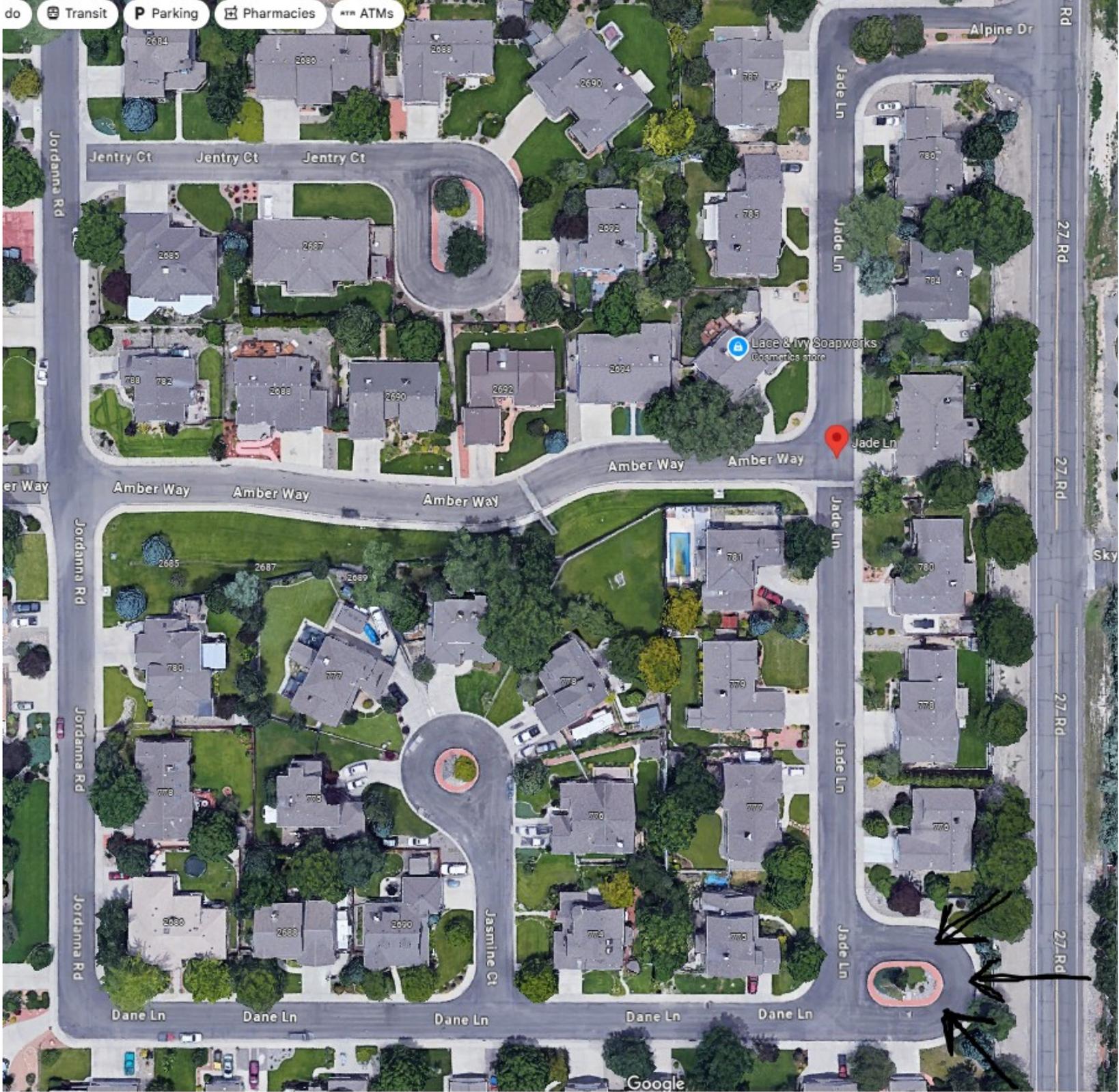
Time: Apr 11, 2026 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87121032971?pwd=bfQflC4OaaNFwcSQascmHhc4PwOLF.1>

Meeting ID: 871 2103 2971

Passcode: 313701



Alpine Dr

Jordanna Rd

Jentry Ct

Jade Ln

27 Rd

Lace & Ivy Soapworks  
Cosmetics store

Jade Ln

Amber Way

27 Rd

er Way

Amber Way

Sky

Jordanna Rd

Jade Ln

27 Rd

Jordanna Rd

Jade Ln

27 Rd

Jordanna Rd

Jasmine Ct

Jade Ln

Dane Ln



2650 North Ave., Suite 116  
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Tel (970) 243-3186  
[www.hpmgj.com](http://www.hpmgj.com)

March 5, 2026

Dear Alpine Meadows 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 \$2,650.00.

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](mailto:feedback@gvwua.com) or visit their website, [www.gvwua.com](http://www.gvwua.com).

Thank you,

Heritage Property Management for Alpine Meadows 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.

1915  
869  
Parcels

VS.

2025  
5,700  
Parcels

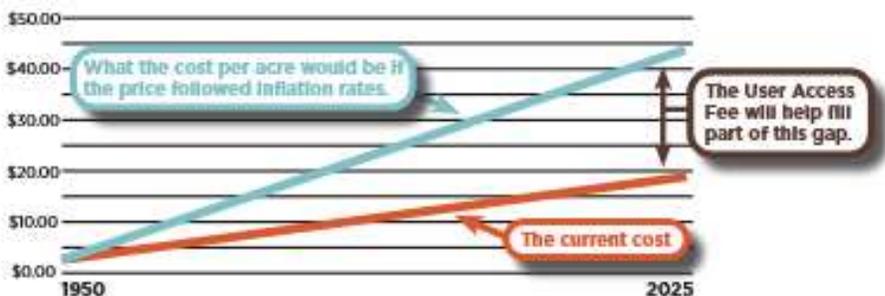


**System Modernization:** Our administrative and operations systems were originally built to serve large agricultural parcels. We are updating them to reflect how the community is changing.

	Yearly User Access Fee Amount
<b>Individual Account</b>	\$50 per account
<b>Agricultural Properties</b>	\$50 per account
<b>Subdivisions</b>	\$50 per home
<b>Other Properties</b>	\$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](http://www.gvwua.com) for a list of frequently asked questions. If you have additional questions, please send an email to [feedback@gvwua.com](mailto:feedback@gvwua.com).

## Alpine Meadows HOA

2026-2027 Proposed Budget

9.09% Dues Increase (\$50)

	June 2025 - May 2026	June 2025 - May 2026	June 2026- May 2027
<b>Income</b>	<b>Budget</b>	<b>*Actual</b>	<b>Proposed</b>
HOA Assessments (\$600 x 53 homes)	29,150.00	29,400.00	31,800.00
Violations/Fines	0.00	0.00	0.00
Misc. Income (GVP Capital Credit)	0.00	78.65	0.00
Interest on Bank Accounts	0.00	0.13	0.00
Late Fees	0.00	44.87	0.00
<b>Total income</b>	<b>29,150.00</b>	<b>29,478.65</b>	<b>31,800.00</b>
<b>Expenses</b>	<b>Budget</b>	<b>*Actual</b>	<b>Proposed</b>
Landscape (On Contract)	3,800.00	3,938.50	4,200.00
Landscape (Off Contract)	3,000.00	348.92	1,500.00
Tree/Shrub Maintenance	3,500.00	8,621.00	3,500.00
Repairs and Maintenance	300.00	1,471.62	500.00
Irrigation Water Shares	810.00	3,425.94	3,500.00
Irrigation System Expense	4,000.00	950.00	3,000.00
Electricity	4,600.00	2,976.48	3,500.00
Insurance	2,700.00	2,300.00	2,500.00
Management	5,088.00	5,088.00	5,088.00
Meeting Expense	200.00	0.00	50.00
Postage/Mailing	550.00	498.75	550.00
Taxes & Licenses	70.00	69.00	100.00
Legal & Accounting	140.00	140.00	650.00
Utility Locate	300.00	638.70	650.00
Capital Reserve	0.00	0.00	2,500.00
<b>Total Expenses</b>	<b>29,058.00</b>	<b>30,466.91</b>	<b>31,788.00</b>
<b>Net Income</b>	<b>92.00</b>	<b>-988.26</b>	<b>12.00</b>
<b>Cash in Checking Account as of 2/13/26</b>	<b>28,032.52</b>		
<b>Total</b>	<b>28,032.52</b>		
<b>*Actuals are estimated to the end of the fiscal year</b>			

# Alpine Meadows Homeowners Association

2025 Annual Meeting Minutes

April 12, 2025

Meeting called to order: 5:12 PM

Introduction of Board of Directors:

- Brad Suter

Heritage Property Management (HPM):

- Briana Molinari

Members Present: Amanda Irion, Darla Fortner, Daniel & Erin Belk, Orville & Grace Powders, Scott & Jill Bystol, Micheal Chronister, Dave Griffin, Bob Kretschman, Brad Suter, Larry Combs, Rodney Forsythe, Amber & Sean Gregersen, and Richard Mowrer [3 proxies received; 16 properties represented in person or by proxy; quorum was achieved]

Review & Approval of 2024 Annual Meeting Minutes:

- Motion to approve 2024 minutes as written. M/S/C 0 opposed.
- HPM will post approved minutes on the website.

Unfinished Business:

- 27 Rd Entry Way Landscaping
  - Enough feedback was received from homeowners to pursue the project
  - The project was not started in 2024.
  - The vegetation is dying and the irrigation in that area is not fully functioning
  - Plants and gravel have already been priced however finding a vendor to complete the work and provide a quote still needs to be completed
  - Homeowners discussed whether they can complete some of the demo/removal work themselves to save on costs.
  - The river rock will be removed and replaced with crushed gravel similar to what was used on Jasmine Ct.
  - The island may need to be leveled with paving stone.
  - Pots or planters could be installed.
  - The irrigation will need to be updated and then new vegetation can be planted.
  - Amber Gregersen has requested homeowner feedback on the type of vegetation to be planted.
- Deer Creek Subdivision Update
  - The developer does not have final approval yet.
  - There is concern that heavy machinery coming in off of 27 Rd could damage the new landscaping that will be installed at the entryway.
  - It is more likely that the entrance off of H Rd onto Jordanna Rd will be used.
- Drainage Ditch Project Between 777 & 779 Jade Lane
  - This project to install a catch basin was not started in 2024 as it was difficult to find a vendor.
  - HPM and the Board will work together this year to try again.

# Alpine Meadows Homeowners Association

2025 Annual Meeting Minutes

April 12, 2025

## New Business:

- Neighborhood Safety
  - A lot of speeding has been occurring in the neighborhood.
  - All residents are encouraged to slow down and be careful.
  - The speed limit is 20 MPH throughout the neighborhood.
  - Discussion of requesting an electronic speed sign from the city.
- Timely Payment of Dues
  - Homeowners were encouraged to pay their Dues on time and keep an eye out for new statements to be sent after the Annual Meeting.
  - Dues may be paid in 2 payments. The first half is due by June 1<sup>st</sup> and the second half is due by September 1<sup>st</sup>.
- New Landscaping Company
  - The HOA has a service agreement with Liquigreen instead of Peaceful Valley this year.
  - Please let HPM know if anything is being missed and they can communicate with Liquigreen.
- Trailers
  - Homeowners had concerns about trailers being parked in places visible from the street for long periods of time.
  - HPM and the Board will work to send these homeowners notices concerning the trailers.
- Thank you for all who have helped cut back the bushes from the sidewalk!

## **Homeowner Communication:**

- **Please do not park along the street unless absolutely necessary**
- **Please follow the speed limit of 20 MPH while in the neighborhood**
- **Please contact Amber Gregersen to submit feedback for the 27 Rd Entry Way Landscaping Project**
- **If any homeowners need help with landscaping maintenance please reach out to Amber Gregersen.**

## Presentation & Approval of 2025 Proposed Budget:

- No oppositions or vetoes
- The proposed budget was ratified.

## Nomination & Election of Board Members:

- Amanda Irion and Bob Kretschman were appointed to the Board.
- Brad Suter will continue serving on the Board for the next year.

Meeting Adjourned: 5:53 PM

Minutes recorded by:

Heritage Property Management

**ALPINE MEADOWS HOMEOWNERS ASSOCIATION**  
**2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Alpine Meadows Homeowners 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](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: February 27, 2009.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 4803 Page 725, Reception # 2477995
7. The association's fiscal year is: May to May
8. The per unit assessments are: \$600.00 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.

**Alpine Meadows Homeowners Association  
ANNUAL MEETING 2026**

**PROXY**

**I am an Owner in the Alpine Meadows Homeowners Association.  
I will be unable to attend the Annual Meeting on Saturday, April 11, 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.