

Pepper Tree HOA

2027 Annual Meeting

Wednesday, October 14, 2026 6:00 PM & via Zoom (please see info below)

Heritage Property Management

2650 North Ave #116, Grand Junction, CO 81501

Agenda

1. Call Meeting to Order & Verification of Quorum
2. Introduction of Board of Directors

President:	Victoria Surroz	Vice President:	Jason Petermen
Secretary:	Tiffany Harris-Vigil	Treasurer:	Lyle Vann
At Large:	John Crist	At Large:	Kathleen Casetta
3. Introduction of Heritage Property Management Team

Manager:	Brieana Molinari	Admin Assistant:	Kait Molinari
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4. Approve 2026 Annual Meeting Minutes [copy enclosed]
5. Unfinished Business
 - Roof Replacement Update
 - Swamp Cooler Responsibility Reminder
 - Open Flame Device Policy – Rules & Regulations Update
6. New Business
 - Overview of Current Vendor Contracts
 - 2027 Projects
 - Tree Removal & Irrigation Work – 587 W Indian Creek
 - Tree Trimming
 - Potential Roof Repairs/Replacements – 590 & 588 W Indian Creek
 - Siding Repairs & Painting – 598 W Indian Creek
 - Maintenance Requests
 - All requests must be in writing and submitted to Heritage Property Management, any expenses resulting from work performed by homeowners or vendors hired by homeowners without prior written agreement between the owner and the HOA will NOT be reimbursed.
 - Dues Increase – Special Assessment
7. Presentation & Ratification of 2027 Proposed Budgets [copies enclosed]
8. Nomination & Election of Board Members (Members must be in good standing)
9. Open Forum
10. Adjournment

Zoom Info:

Topic: Pepper Tree 2027 Annual Meeting

Time: Oct 14, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84052214307?pwd=rs0N7gcrbmDaUzof8LQEeZ6EX3nO2u.1>

Meeting ID: 840 5221 4307

Passcode: 023493

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.

Pepper Tree HOA
2026 Annual Meeting
Wednesday, December 10, 2025

Meeting called to order at 5:30pm.

Members Present: Katie Casetta & Travis Watson, John & Barb Christ, Ashlee Wallace, Lyle Vann & Victoria Surroz, Jason Peterman, Tiffany & Felipe Vigil, Peter Campbell, Donna Rosevear, Shelly Mehrhoff, Paula Jones, William Bishop, Shawna Paletta & James Garrett, Trevor Fuchs, Annette DiBenedetto, John Fletemeyer, Stephanie Burgess, Jonas Balloga, Kathy Jarrin (ZOOM), Brittany Rivera (ZOOM), and K'Andra Gilmore (ZOOM). [1 proxy received; 21 properties were represented in person, by proxy, or on Zoom. Quorum Achieved.]

Introduction of the Board of Directors:

President:	Victoria Surroz	Vice President:	Jason Petermen
Secretary:	Tiffany Harris- Vigil	Treasurer:	Lyle Vann
At Large:	John Crist	At Large:	Kathleen (Katie) Casetta

Introduction of Heritage Property Management:

HOA Manager:	Briana Molinari	Admin Assistant:	Ranese (Raye) Rash
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Review & Approval of 2025 Annual Meeting Minutes

- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:

- Swamp Cooler Responsibility
 - In accordance with the governing documents, the responsibility of the swamp coolers belongs to the individual homeowners.
 - After the HOA completes the individualizations of the cooler lines on roughly 15 properties in 2026, the HOA will not provide maintenance or repairs on the lines. . The homeowner shall be responsible for maintenance and startups/shut downs.
- Governing Documents
 - The language in the Declaration is vague and required legal guidance this year.
 - HPM suggests that an attorney rewrite the documents, including the amendments, creating one full document that is well-defined.

New Business:

- Potential Insurance Claim
 - In June 2025, a hail storm caused some damage and the HOA had all of the roofs inspected.
 - Buildings 586, 587, 591 had the most damage. As a result, an insurance claim was filed for replacement of these three roofs. It is estimated that the deductible will be around \$19,000.00.

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2026 Annual Meeting
Wednesday, December 10, 2025

- Dues Increase
 - HPM proposed two budgets for 2026.
 - First proposal: 10 % Dues increase from \$202.00 to \$222.00 per month plus a Special Assessment of \$77.00 for 12 months to cover the increased insurance premium.
 - A Special Assessment to cover the insurance premium does not require homeowner approval.
 - Second proposal: Dues increase higher than 10%, which requires a membership vote of at least 67% (33 units), from \$202.00 to \$300.00.
 - HPM annual meeting packets contained a blue ballot to vote on the dues increase to \$300.00 and are due on or before end of business day January 1, 2026.
 - Once the vote is counted and verified, HPM will send out the 30-day Dues Increase Notice to all owners.

Presentation & Ratification of 2026 Proposed Budget

- Due to events prior to HPM and flooding incidents of 2025, the reserve account is depleted and will need contribution every year going forward.
 - The total expense for the Water Main break this summer was \$32,525.14.
 - A recent expansion tank break also caused flooding and is in the process of being addressed.
- Options for insurance coverage for HOAs is limited as only a few providers offer it.
- HPM manager and bookkeeper calculated the rates at which the previous management company should have advised to increase dues.
 - Dues have not increased enough since at least 2020. Dues help cover the daily operational costs of the Association. As inflation increases prices, the dues will have to increase to maintain current operations.
 - HPM has worked with the Board in 2025 to ensure some savings on landscape contracts and trash services for 2026.
- The irrigation system is aging and will require funds to repair and maintain.
- Roofs, siding, painting, gutters, and sidewalks need repairs and maintenance as well, which will need further planning and budgeting.
- The governing documents are vague and require legal guidance.

Nomination & Election of Board Members

- Members must be in good standing with the HOA.
- The floor was opened for nominations.
- Trevor Fuchs self-nominated to join the Board. No other nominations were made. M/S/C 0 opposed.
- Vicky, Jason, Tiffany, Lyle, John, and Katie will continue to serve on the Board.
- The floor was closed for nominations.

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Open Forum

- **Gutter Maintenance**
 - HPM will send the bids over to the Board when they come in.
- **Domestic Water Usage**
 - As the residents do not see the utility bill monthly, HPM will communicate the water usage level on the HPM website beginning in 2026.
 - As a reminder, cars are not to be washed on the property.
 - If you notice any leaks or breaks, notify HPM immediately.
- **Trash Removal Services**
 - Republic Services charges overages frequently.
 - Bruin Waste will be used for trash removal in 2026. When discarding waste such as boxes, break them down to allow more room.
 - Large items such as furniture shall not be discarded in the dumpsters in the community.
- **Parking**
 - The parking spots are assigned; do not take a neighbor's spot.
 - There is no street parking starting from West Indian Creek /Cascade down towards Patterson.
- **Communications**
 - HPM will include a copy of the Rules & Regulations with the Dues Increase Notice in January 2026.
 - Refer to the website, www.hpmgj.com, to see digital copies of the governing documents, budgets/ monthly financials, insurance documents, minutes, forms, and any updates for residents. You can also make payments using the link in the Announcements section.

Meeting adjourned at 6:44pm.

Minutes recorded by:
Heritage Property Management for the Board of Directors

Pepper Tree HOA Budget

2027 Proposed Budget (10% Dues Increase & Insurance Special Assessement)

	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Income				
Assessments (48 x \$244 x 12)	127,872.00	95,613.07	127,872.00	140,544.00
Insurance Claim Proceeds	0.00	47,844.80	47,844.80	0.00
Insurance Claim Proceeds (deposited in 2025)	0.00	19,076.15	19,076.15	0.00
Insurance Special Assessment (48 x \$70 x 12)	44,352.00	29,161.13	41,327.13	40,320.00
Lien Fees Recovered	0.00	186.00	186.00	0.00
Postage Cost Recovered	0.00	43.50	43.50	0.00
Interest Income	0.00	32.19	42.59	0.00
Late Fees	0.00	188.15	188.15	0.00
Violations/Fines	0.00	0.00	0.00	0.00
Total Income	172,224.00	192,144.99	236,580.32	180,864.00

	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Expenses				
Repair & Maintenance	30,000.00	11,419.25	27,000.00	25,000.00
Roof Repair/Replacement/Maintenance	16,100.00	750.00	750.00	17,000.00
Landscape Maint-On Contract	18,300.00	12,648.78	16,865.00	16,865.00
Landscape Maint-Off Contract	0.00	776.50	1,360.00	1,500.00
Tree and Shrub Maintenance	1,500.00	0.00	1,000.00	4,500.00
Irrigation System Expense	6,500.00	6,447.43	6,500.00	8,000.00
Irrigation Vault Cleaning	1,000.00	750.00	750.00	1,000.00
Snow Removal	900.00	288.75	288.75	500.00
Lien/Filing & Processing	200.00	272.00	272.00	350.00
Management	4,608.00	3,456.00	4,608.00	5,064.00
Insurance	43,900.00	19,798.75	35,858.25	43,000.00
Insurance Claim - Water Break	0.00	17,339.56	17,339.56	0.00
Insurance Claim - Roof Repairs	0.00	72,135.77	72,135.77	0.00
Electricity	850.00	718.82	911.04	950.00
Water	19,900.00	12,869.24	21,009.72	22,300.00
Sewer	16,700.00	13,340.60	17,949.76	19,200.00
Trash Disposal	8,000.00	5,885.42	7,985.42	8,000.00
Postage & Mailing	600.00	366.50	575.00	600.00
Income Tax	570.00	110.00	110.00	150.00
Legal & Accounting	650.00	3,083.16	3,083.16	650.00
Taxes & Licenses	80.00	0.00	69.00	80.00
Reserve Fund	950.00	0.00	950.00	6,000.00
Total Expenses	171,308.00	182,456.53	237,370.43	180,709.00

Net Income	916.00	9,688.46	-790.11	155.00
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Balance Operating Account 9/12/26	17,007.61
Balance Money Market Account 9/12/26	19,684.44
CD Account 9/12/26	12,812.12

Total Cash as of 9/12/26 **49,504.17**

***2026 Actual YTD is as of 9/12/26**

Pepper Tree HOA Budget

2027 Proposed Budget (Monthly Dues Increase to \$314)

	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Income				
Assessments (48 x \$314 x 12)	127,872.00	95,613.07	127,872.00	180,864.00
Insurance Claim Proceeds	0.00	47,844.80	47,844.80	0.00
Insurance Claim Proceeds (deposited in 2025)	0.00	19,076.15	19,076.15	0.00
Insurance Special Assessment	44,352.00	29,161.13	41,327.13	0.00
Lien Fees Recovered	0.00	186.00	186.00	0.00
Postage Cost Recovered	0.00	43.50	43.50	0.00
Interest Income	0.00	32.19	42.59	0.00
Late Fees	0.00	188.15	188.15	0.00
Violations/Fines	0.00	0.00	0.00	0.00
Total Income	172,224.00	192,144.99	236,580.32	180,864.00

	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Expenses				
Repair & Maintenance	30,000.00	11,419.25	27,000.00	25,000.00
Roof Repair/Replacement/Maintenance	16,100.00	750.00	750.00	17,000.00
Landscape Maint-On Contract	18,300.00	12,648.78	16,865.00	16,865.00
Landscape Maint-Off Contract	0.00	776.50	1,360.00	1,500.00
Tree and Shrub Maintenance	1,500.00	0.00	1,000.00	4,500.00
Irrigation System Expense	6,500.00	6,447.43	6,500.00	8,000.00
Irrigation Vault Cleaning	1,000.00	750.00	750.00	1,000.00
Snow Removal	900.00	288.75	288.75	500.00
Lien/Filing & Processing	200.00	272.00	272.00	350.00
Management	4,608.00	3,456.00	4,608.00	5,064.00
Insurance	43,900.00	19,798.75	35,858.25	43,000.00
Insurance Claim - Water Break	0.00	17,339.56	17,339.56	0.00
Insurance Claim - Roof Repairs	0.00	72,135.77	72,135.77	0.00
Electricity	850.00	718.82	911.04	950.00
Water	19,900.00	12,869.24	21,009.72	22,300.00
Sewer	16,700.00	13,340.60	17,949.76	19,200.00
Trash Disposal	8,000.00	5,885.42	7,985.42	8,000.00
Postage & Mailing	600.00	366.50	575.00	600.00
Income Tax	570.00	110.00	110.00	150.00
Legal & Accounting	650.00	3,083.16	3,083.16	650.00
Taxes & Licenses	80.00	0.00	69.00	80.00
Reserve Fund	950.00	0.00	950.00	6,000.00
Total Expenses	171,308.00	182,456.53	237,370.43	180,709.00

Net Income	916.00	9,688.46	-790.11	155.00
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Balance Operating Account 9/12/26	17,007.61
Balance Money Market Account 9/12/26	19,684.44
CD Account 9/12/26	12,812.12

Total Cash as of 9/12/26 **49,504.17**

***2026 Actual YTD is as of 9/12/26**

PEPPER TREE HOA
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Pepper Tree Homeowner's 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, 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: Monthly.
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: July 21, 1993
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book: 1992 Page: 751
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$244.00 paid monthly (pending 2027 budget approval). There is a \$70.00 special assessment for payment of insurance premium paid monthly (pending 2027 budget approval).
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.