

Fairway TOA
2026 Annual Meeting
Thursday, February 19, 2026
4:30 PM or Via Zoom (Information Below)
Meeting will be held at 2059 S. Broadway #F
Grand Junction, CO 81507

Agenda

1. Introduction of the Board of Directors
 - Board Member – Ned Carey
 - Board Member – Scott Baumgardner
2. Introduction of Heritage Property Management Team
 - Brieana Molinari & Raye Rash
3. Approval of 2025 Annual Meeting Minutes [Copy Enclosed]
4. Unfinished Business
5. New Business
 - Insurance
 - Potential CC&R Amendment
 - Homeowner vs. HOA Maintenance & Insurance Responsibilities
6. Presentation & Approval 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: Fairway TOA Annual Meeting

Time: Feb 19, 2026 04:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85175824299?pwd=lr36iLCXd18OfjR6ZtUSDpUbqAprbQ.1>

Meeting ID: 851 7582 4299

Passcode: 835504

If you have a topic that you would like addressed at the meeting please contact Ned Carey at 970-261-8180 prior to the meeting.

Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted at least 24 hours 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.

FAIRWAY TOWNHOMES

2026 Proposed Budget

Increase to \$310/month (10.7%)

		Approved	Actual YTD*	Projected	Proposed
		2025	2025	2025	2026
Income					
4500	HOA Assessment (6*310*12)	20,160.00	17,880.00	20,160.00	22,320.00
5720	Interest on Bank Accounts	0.00	314.60	314.60	0.00
5700	Miscellaneous Income	0.00	356.00	356.00	0.00
Total Income		20,160.00	18,550.60	20,830.60	22,320.00

		Approved	Actual YTD*	Projected	Proposed
		2025	2025	2025	2026
Expenses					
6256	Tree/Shrub Maintenance	0.00	0.00	0.00	0.00
6268	Pest Control	0.00	630.00	630.00	650.00
6269	Roof Repair/Replace/Maintenance	2,000.00	0.00	0.00	2,000.00
6276	Gutter Repair/Maintenance	500.00	0.00	250.00	500.00
6300	Management	36,000.00	3,300.00	3,600.00	3,960.00
6320	Insurance	8,393.00	6,994.18	8,393.00	11,497.00
6440	Sewer	1,500.00	1,302.78	1,421.93	1,500.00
6450	Trash Disposal	1,700.00	2,174.22	2,282.22	1,380.00
6460	Bank Charges	0.00	10.00	10.00	25.00
6470	Postage / Mailing	200.00	141.75	155.00	200.00
6700	Legal & Accounting	140.00	140.00	140.00	150.00
6701	Income Tax	0.00	111.00	111.00	200.00
6702	Taxes & Licenses	70.00	69.00	69.00	100.00
	Capital Reserve	2,000.00	0.00	3,000.00	0.00
Total Expenses		48,503.00	14,872.93	20,062.15	22,162.00

Net Income	-28,343.00	3,677.67	768.45	158.00
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Cash in Operating Account as of 11/21/2025	22,219.13
Savings as of 11/21/2025	5,351.18
Total Cash as of 11/21/2025	27,570.31

Fairway Townhomes Owners Association

Annual Meeting Minutes

February 26, 2025

Meeting Called to order: 4:38 PM

Introduction of Board of Directors:

- President: Ned Carey
- Vice President: Scott Baumgardner

Members Present: Ned Carey, Martha Martin, Peter Freckleman, Scott Baumgardner, and Leonard Vaughn (via Zoom) [0 proxies received; 5 properties represented in person; quorum achieved]

Introduction of Heritage Property Management Team:

- Bricana Molinari

Review & Approval of 2024 Annual Meeting Minutes

- Motion to approve with revision to “Nomination & Election of Board Members”
M/S/C 0 opposed.

Unfinished Business:

- Roof:
 - Unit B potentially has water pooling underneath shingles, soffit boards are also showing signs of rot.
 - Ned will communicate with Steve who previously completed a repair to Unit B to obtain quotes/assessment of roof.
 - The gutters will also need to be looked at to ensure proper drainage.
 - No other leaks or issues have been reported.
- Pest control:
 - HPM will request a quote for 2 – 3 sprays on exterior only. Homeowners have the option to request interior spraying at their own expense.
- Exterior Painting:
 - Individual homeowners have been touching up trim.

New Business:

- Dog Waste
 - Multiple homeowners reported a dog waste issue occurring at Unit C that is affecting the rest of the property.
 - Heritage will reach out to the Owner of Unit C to discuss the issue and possible solutions.
- Insurance
 - Farmers Insurance increased the Association’s premium by \$1,771.28 for 2025.
 - Heritage has already requested quotes from 3 other insurance companies but has not received any quotes back yet.
 - Heritage will continue to reach out to insurance companies for quotes.
- Lighting
 - The golf course clubhouse behind Fairway Townhomes has recently installed new exterior lighting that is too bright and is a nuisance to residents in the townhomes.
 - Ned will reach out to the clubhouse to discuss a solution.

Presentation & Approval of 2025 Budget:

Fairway Townhomes Owners Association

Annual Meeting Minutes

February 26, 2025

- Trees/Shrub Maintenance decreased from \$300 to \$0 (no maintenance to be completed by the HOA).
- Capital Reserve increased from \$0 to \$2000.
- Motion to increase Dues to \$280.00 per month retroactive to the first of the year. M/S/C 2 Owners did not want the increase but ultimately voted 'yes'.
- Motion to approve budget as revised. M/S/C 0 opposed.

Nomination & Election of Board Members:

- Ned and Scott are willing to serve for another year.
- No other nominations were made.
- Motion to accept current slate. M/S/C 0 opposed.

Adjourned at: 5:38 PM

Minutes recorded by:

Heritage Property Management

FAIRWAY TOWNHOMES ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Fairway Townhomes 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: February 17, 1984
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 1479, Page 733, Reception # 1353842
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$280.00 paid monthly pending the ratification of the 2026 budget. 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.

FAIRWAY TOA ANNUAL MEETING 2026

PROXY

I am an owner in FAIRWAY TOA. I will be unable to attend the Annual Meeting on Thursday, February 19, 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 in Fairway TOA:_____

Signature:_____ **Printed Name:**_____

Please return signed Proxy Form to Heritage Property Management 2650 North Ave, Suite 116, GJ, CO 81501 or email to info@hpmgj.com