

PTARMIGAN RIDGE FILING 6 HOA

2026 Annual Meeting
Thursday, December 18, 2025
6:00 PM

Meeting will be held via Zoom
(Information below)

Agenda

1. Call to Order
2. Introduction of the Board of Directors
 - Board Member: Dave Valentine
 - Board Member: Phil Herrera
 - Board Member: Don Ice
3. Introduction of Heritage Property Management Members
 - Brieana Molinari & Raye Rash
4. Approve 2025 Annual Meeting minutes [copy enclosed]
5. Unfinished Business
 - Cattails
 - Sprayed this year to mitigate. Total Cost: \$300 split by each HOA at \$150 ea.
6. New Business
7. Presentation & Ratification of 2026 Proposed Budget [copy on back]
8. Nomination and Election of Board Members
 - New Board Member Needed!
 - Any interested members must be in good standing with the HOA
9. Adjournment

Zoom Meeting Information:

Topic: Ptarmigan Ridge F6 Annual Meeting

Time: Dec 18, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89345479275?pwd=x8x9tN4XGgiKXcdZyXbHjVctzDpYDo.1>

Meeting ID: 893 4547 9275

Passcode: 584006

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.

Ptarmigan Ridge HOA
2026 Proposed Budget
 \$10 Increase (1.7%)

Date: 11/6/2025

Income	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Proposed
HOA Assessment (\$610/annual x 16 units)	9,600.00	9,600.00	9,600.00	9,760.00
Interest on Bank Accounts	0.00	14.04	14.04	0.00
Total income	9,600.00	9,614.04	9,614.04	9,760.00

Fixed Expenses	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Proposed
Repair & Maintenance	50.00	81.58	81.58	50.00
Irrigation System Expense	750.00	180.49	180.49	750.00
Irrigation Pond Maintenance	700.00	0.00	0.00	700.00
Irrigation Water Shares	550.00	490.24	490.24	525.00
Management	3,600.00	3,000.00	3,600.00	3,600.00
Insurance	1,200.00	1,197.00	1,197.00	1,500.00
Electricity	1,100.00	1,040.31	1,088.53	1,150.00
Postage & Mailing	200.00	87.75	135.75	150.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Tax	0.00	0.00	0.00	39.44
Taxes & Licenses	60.00	25.00	69.00	100.00
Reserve Acct	1,200.00	0.00	2,500.00	1,000.00
Subtotal fixed expenses	9,550.00	6,242.37	9,482.59	9,714.44

Net Income	50.00	3,371.67	131.45	45.57
-------------------	--------------	-----------------	---------------	--------------

Balances	
Operating Account 11/06/25	6,044.95
Savings Reserve Account 11/06/25	506.13
Total	6,551.08

*2025 Actual YTD is through 11/06/25

Ptarmigan Ridge Filing 6 Homeowners' Association

Annual Meeting Minutes

December 10, 2024

Meeting began at 6:02 PM

Introduction of Board of Directors:

Board Member: Dave Valentine
Board Member: Phil Herrera
Board Member: Don Ice (Absent)

Members present: Dave Valentine, David & Dawn Girard, Phil Herrera, Kim Morelli, and Katherine Howard.

- Quorum was met [2 required; 5 properties were represented in person, 1 property represented by proxy]

Introduction of Heritage Property Management Team:

Briana Molinari & Jade Buehrer-Locke

2023 Minutes were approved. M/S/C 0 Opposed [Approved minutes will be posted to website.]

Unfinished Business

- Short Term Rental Amendment
 - Completed and filed earlier this year.
- Pond liner Replacement
 - Ptarmigan Pointe is interested in replacement.
 - Replacement is cost prohibitive at this time and is not currently necessary.
 - This can be revisited next year.

New Business

- Pond Repair
 - Incoming main line will need to be replaced in the spring, line is currently cracked.
 - Phil is waiting on pricing for 8 inch pipe and a fitting.
 - Pipe currently in place will be abandoned.
- Irrigation Water Shares
 - Ptarmigan Pointe receives the invoice and then invoices Ptarmigan Ridge for its portion which is based on acreage.
 - The only way to determine how much water is actually used by each HOA would be to install a meter on each pump.
 - Many homeowners would like the cost to be split 50/50 however the cost is minimal and may not be worth the time and energy to negotiate at this time.
- Rock Donations
 - More rock is needed in the easement behind 1602 and 1616 Courtland Ct and around the pump house.
 - The last big storm washed out the rock and proper drainage will not occur if rock is not replaced.

Ptarmigan Ridge Filing 6 Homeowners' Association

Annual Meeting Minutes

December 10, 2024

Presentation of 2025 Proposed Budget

- Discussion of contributions to Reserve Account. \$500 will be transferred for 2024 and \$600 is budgeted to be transferred for 2025.
- Motion to increase Dues to \$600 instead of \$560. M/S/C 0 opposed.
- 2025 Proposed Budget with revision to Dues. M/S/C 0 Opposed.

Nomination and Election of Board Members:

- Discussion concerning Board duties, help with maintenance and repair is mostly needed.
- Having another homeowner learn the irrigation system and maintenance duties would be beneficial.
- Dave Valentine, Don Ice, and Phil Herrera are willing to continue serving on the Board.
- No other nominations were received during the meeting.
- Heritage will send out a call for new Board Members to all homeowners.

The meeting adjourned at 6:53 PM

Minutes taken by
Heritage Property Management

PTARMIGAN RIDGE, FILING 6 HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Ptarmigan Ridge, Filing 6 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 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: October 29, 1993
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2019, Page 851, Reception # 1658693
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$610.00 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.

**PTARMIGAN RIDGE FILING 6 HOA
ANNUAL MEETING 2026**

PROXY

**I am an Owner in the Ptarmigan Ridge Homeowners Association.
I will be unable to attend the Annual Meeting on Thursday, December 18, 2025, and I am
designating as my Proxy:**

Name of Designee: _____ (Required)

**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, Ste 116, GJ 81501 or
email to info@hpmgj.com or send your designated Proxy to the meeting.