

**Cedar Park Multi Family HOA**  
**2026 Annual Meeting**  
**May 4, 2026 @ 6:00 pm**  
**Beit Lechem Ministries 1250 Frontage Rd. Fruita, CO 81521 also via Zoom**

Agenda

1. Introduction of the Board of Directors
  - President: Tyler Piland
  - Vice President: Floyd Bashant
  - Sec/Treasurer: Crystal Seevers
2. Introduction of Heritage Property Management Members
  - Jade Buehrer-Locke & Ranese (Raye) Rash
3. Unfinished business
  - 2025 Year in Review
  - Roofing Update
  - Amendment to separate 10 homes.
  - Trash Service (Vehicles blocking Container)
  - City of Fruita Citation (Trash containers being overloaded and blocked)
4. New Business
  - CC&R Reminders (ACC Requests, Lot Maintenance)
  - Irrigation Provider
  - Dues Increase
  - Insurance Rates
5. Presentation and Approval of 2026 Proposed Budget [copy on back]
6. Nomination, Election and Results of Mail in Ballots of Board Members
  - Nomination of new Board members.
  - Interested members must be in good standing with the HOA.
  - It is crucial for an HOA to have an involved Board of Directors and homeowner participation if you are interested in helping in any way, please attend this meeting!
7. Adjournment

**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.

Heritage Property Management is inviting you to a scheduled Zoom meeting.

Jade Buehrer-Locke is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/87972894732?pwd=X43iFIEaBN7I0PgocxjSFtlibdT3WZ.1>

Meeting ID: 879 7289 4732

Passcode: 437795

# CEDAR PARK MULTI FAMILY

## 2026 Proposed Budget

Income		Budget '25	Actual '25	Proposed '26	Proposed 2026 w/4.375% 191.00
4500	HOA Assessment Townhome (183*24*12)	\$ 50,400.00	\$ 52,696.27	\$ 52,704.00	\$ 54,240.00
	Irrigation Water Assessment	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
4810	Prepaid Assessments	\$ -	\$ 1,377.50	\$ -	\$ -
5720	Interest on Bank Accounts	\$ -	\$ 21.41	\$ -	\$ -
5800	Late Fee	\$ -	\$ 107.42	\$ -	\$ -
<b>Total Income</b>		<b>\$ 50,400.00</b>	<b>\$ 54,202.60</b>	<b>\$ 53,704.00</b>	<b>\$ 55,240.00</b>
Expenses		Budget '25	Actual '25	Proposed '26	Proposed 2026 w/4.375% 191.00
6258	Landscape Maint-On Contract	\$ 3,600.00	\$ 3,540.00	\$ 3,780.00	\$ 3,780.00
6259	Landscape Maint-Off Contract	\$ 300.00	\$ 255.00	\$ 300.00	\$ 300.00
6269	Building Maintenance (Roofs)	\$ 12,000.00	\$ 9,582.17	\$ 10,000.00	\$ 10,000.00
6270	Irrigation Expense	\$ 600.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
6300	Management	\$ 3,600.00	\$ 3,600.00	\$ 3,960.00	\$ 3,960.00
6320	Insurance	\$ 26,000.00	\$ 22,654.25	\$ 25,000.00	\$ 25,000.00
6410	Electricity	\$ 500.00	\$ 982.55	\$ 1,000.00	\$ 1,000.00
6450	Trash Disposal	\$ 4,800.00	\$ 5,338.65	\$ 6,000.00	\$ 6,000.00
6470	Postage/Mailing	\$ 800.00	\$ 396.75	\$ 500.00	\$ 500.00
6702	Taxes & Licenses	\$ 70.00	\$ 69.00	\$ 70.00	\$ 70.00
	Reserve Fund	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
<b>Total Expenses</b>		<b>\$ 57,270.00</b>	<b>\$ 52,868.37</b>	<b>\$ 54,610.00</b>	<b>\$ 54,610.00</b>
<b>Net Income</b>		<b>\$ (6,870.00)</b>	<b>\$ 1,334.23</b>	<b>\$ (906.00)</b>	<b>\$ 630.00</b>
Operating Account as of 12/31/2025		\$ 35,957.47			
Savings Account as of 12/31/2025		\$ 1,683.24			
<b>Total Cash as of 12/18/2025</b>		<b>\$ 37,640.71</b>			

**Cedar Park Multi-Family HOA**  
**2025 Annual Meeting**  
Wednesday, July 9, 2025

Meeting called to order at 6:11 pm.

Introduction of the Board of Directors:

- President: Tyler Piland
- Vice President: Floyd Bashant
- Sec/Treasurer: Diane MacKenzie

Introduction of Heritage Property Management:

- Jade Buehrer-Locke

Members Present: Tyler Piland, Yvette Noble, Floyd Bashant, James Call, and Crystal Seevers. [3 proxies received; 8 properties were represented in person, by proxy, or on Zoom. Quorum of 20%: Achieved.]

Review & Approval of the 2023 Annual Meeting Minutes

- 2024 annual meeting minutes were combined and unaccounted for.
- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:

- 2024 Year in Review
  - Amendment Ballot Clarification
    - This amendment is a legal change to the governing documents and to the plat map.
    - Meeting was cancelled due to incorrect ballot voting requirements for each HOA.
    - The ballot combined the HOAs, yet each HOA has its own requirements for passing an amendment.
    - To pass an amendment ballot, 23 units must vote to pass.
  - Explanation of the Amendment: Only Irrigation System & Pump
    - There are 10 homes in the Multi-Family HOA that are considered duplexes.
    - However, they are not attached; it is just 2 homes on one Lot.
    - These 10 homes are relying heavily on the Multi-Family HOA for irrigation water access.
      - They have no control of when they want to water and must comply with the Multi-Family Covenants.
    - The proposal is to release these 10 homes to the Cedar Park Masters Association.
      - They do not pay the monthly Multi-Family HOA fees, are not covered in the Multi-Family HOA insurance, and do not receive trash pickup or landscaping.
    - The proposal will require the 10 homeowners to install their own pump or cap the irrigation line.
- Roofing Update

# Cedar Park Multi-Family HOA

## 2025 Annual Meeting

Wednesday, July 9, 2025

- There are 3 sets left to complete the roofing project later in the Fall.
- Fence Repair on 18 Road
  - The fence was repaired for structure stability in 2025.
  - The fence is roughly 1,000 feet long.
  - A covenant amendment will be required after releasing the 10 homes to the Master Association.
    - This would require homeowners to maintain their portion of the fence.
    - The Masters and Multi-Family HOAs will split fencing costs in the common elements.
- Trash Service (Vehicles blocking Container)
  - Many complaints on different occasions about the dumpster being blocked on collection days.
  - Republic Services is charging the HOA for extra pickups and illegal dumping expenses.
  - Homeowners shall be reminded not to block this area so the trash can be collected as set in the contracts.
  - Homeowners shall be reminded that only items that can fit in the dumpster can be dumped. All other items and bulky items shall not be dumped in this area.
- City of Fruita Citation (Trash containers being overloaded and blocked)
  - HPM was informed that after too many attempts to collect trash, the service providers can cancel their services.
  - HPM is looking into accessing the dumpster area between 485 & 493 David Court as a fire lane.
  - After this assessment is completed, all cars can be towed at their expense for blocking a designated fire lane.
  - Once this is complete, Heritage will notify all homeowners about this update.

### New Business:

- CC&R Reminders (ACC Requests, Lot Maintenance)
  - Submit an architectural request (ACC) form for all exterior changes on your property.
    - This written documentation will protect your property.
  - It is very important the homeowners are aware of their Lot and the maintenance that may be required.
  - Submit a maintenance form or complaint form for any damages or concerns in the community.
  - Forms can be found at, [www.hpmgj.com](http://www.hpmgj.com)
- Irrigation Provider
  - New vendor has taken over the Cedar Glen Way and David Court irrigation system.
  - Irrigation pumps were started up and there are no issues to report.
  - A board member is available for the vendor to contact for any questions or concerns.
- Dues Increase
  - The Board is allowed to increase dues by 5% without membership approval.
  - Dues have increased to \$183/ month for condos & \$288/ month for duplexes.

# Cedar Park Multi-Family HOA

## 2025 Annual Meeting

Wednesday, July 9, 2025

- Most dues increases are related to covering insurance premiums and funding reserves.
- HOA Insurance Rates
  - Two major carriers have dropped insuring HOAs which increased rates for the remaining HOA insurance providers.
  - East and West Coasts set the insurance rates across the county.
    - Other Condo Associations have deferred maintenance and dues increases for years.
    - As a result, many homeowners were assessed large special assessments due and payable within 3 months.
    - Homes would not sell as the maintenance has been deferred.
  - Colorado is considered an ‘Act of God’ state, requiring the HOA to be properly funded to obtain insurance coverage.
    - HPM found that 65% of the capital assets of the HOA must be held in a separate reserve account and receive contribution at least on an annual basis.
  - Reserve Study
    - HPM found that vendors can assess and quote the total replacement costs of capital assets and provide an expiration time period.
    - Then, the HOA can draft a reserve study to build the reserve account to meet any future replacements, fund emergencies, and complete other projects.

### Presentation & Ratification of 2025 Proposed Budget

- Reserve Fund
  - Contribution is set to \$5,200 for 2025.
- Trash Disposal
  - HPM shall quote other trash service providers that are cheaper than the current vendor.
- HPM will post the ratified budget to the webpage. M/S/C 0 opposed

### Nomination, Election, & Results of Mail in Ballots of Board Members

- Nomination of new Board members.
- Interested members must be in good standing and complaint with the HOA.
- It is crucial for an HOA to have an involved Board of Directors and homeowner participation; if you are interested in helping in any way, please attend this meeting!
  - The covenants require more than one board member to serve.
- The floor was opened for nominations.
- Diane MacKenzie has resigned.
- Yvette Noble will serve on the Board of the Masters Association once the amendment is passed.
- Crystal Seevers self-nominated to serve on the Board.
- The floor was closed for nominations.
- Tyler Piland, Crystal Seevers and Floyd Bashant will continue to serve. M/S/C 0 opposed.

Open Forum:

# Cedar Park Multi-Family HOA

## 2025 Annual Meeting

Wednesday, July 9, 2025

- Ballot Updates
  - The Board will walk around the community to collect the remaining ballots.
- CondoCafé Online Payment Portal for HOA Dues
  - New online payment portal for Homeowners to access their ledgers, make payments, make any contact information changes.
  - Homeowners cannot register until they receive an invitation link from Heritage Property Management. The system will only allow one Owner to have access via email.
  - Vanco payments will end on August 1, 2025.
  - HPM Bookkeeping, Alyssa, has contacted Homeowners that had autopay set up to switch their automatic payments over to the new portal.

Meeting adjourned at 7:05 pm.

Minutes recorded by:

Heritage Property Management for the Board of Directors

**CEDAR PARK MULTI FAMILY SUBDIVISION INC.**  
**2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Cedar Park Multi Family HOA
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: March 1, 1999.
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2557 Page 337 (Reception # 1890911).
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$191.00/month (Condos) \$200.00/year (Duplexes) paid. 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.

# Cedar Park Multi-Family HOA

C/O Heritage Property Management  
2650 North Ave Suite 116 Grand Junction CO 81501  
970-243-3186

March 26, 2026

Dear Homeowner,

The Cedar Park Multi-Family is responsible for maintaining the standards of appearance, safety and value for the property owners who own property within the HOA. In the performance of these obligations over the past few years, the HOA has seen increasing costs and dwindling funds in the HOA's accounts. Every attempt has been made to keep HOA dues as low as possible as to not become an unnecessary burden on owners, however at this time it has become necessary to increase the HOA dues in order to maintain the HOA's responsibilities. **The dues will increase to \$191.00 per year and will be effective as of May 1, 2026.**

**Please make checks payable to: Cedar Park Multi-Family HOA.**

Online payments can be made at [hpmgj.com](http://hpmgj.com). On your HOA profile page.

If you have any questions or concerns, please contact Heritage Property Management at 970-243-3186 or [info@hpmgj.com](mailto:info@hpmgj.com).

Sincerely,  
Jade Buehrer-Locke  
Community Association Manager  
Heritage Property Management for the Board of Directors