

Renaissance 360 HOA

2023 Annual Meeting

Thursday, October 13, 2022

5:00 PM

449 Renaissance Court

Agenda

1. Introduction of the Board of Directors
 - President: Jane Quimby
 - Vice President: Beth Diana
 - Secretary/ Treasurer: Don Gravette
2. Introduction of Heritage Property Management
 - David Caldwell
 - Barbara Butzen & Sarah Aragon
3. Old Business
4. New Business
 - Board member terms are Staggered 3 – 2 – 1
 - See CCR's Article 3, attached
 - Board member responsibilities
 - Policies and Procedures posted to webpage
 - Collection Policies
 - Covenant Enforcement
 - All documents posted to webpage
5. Presentation of 2023 Proposed Budget [copy on back]
6. Nomination and Election of Board Members
 - Any interested members must be in good standing with the HOA
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.

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.

Renaissance 360 HOA

Proposed 2023 Budget

Income	Actual '22	Proposed '23
HOA Assessment	2,316.67	3,500.00
Buider HOA Assessment	250.00	875.00
Developer's Contribution	3,000.00	3,000.00
Working Capital	100.00	100.00
Total Income	<u>5,666.67</u>	<u>7,475.00</u>
Expenses	Actual '22	Proposed '23
Landscape Maint-On Contract	845.00	1,225.00
Landscape Maint-Off Contract	695.00	200.00
Irrigation Water Shares	1,035.00	1,050.00
Irrigation System Expense	0.00	250.00
Maintenance/Repairs	930.00	0.00
Insurance	1,006.17	1,100.00
Management	525.00	2,400.00
Electric	170.82	250.00
Legal & Accounting	0.00	130.00
Taxes & Licenses	0.00	50.00
Postage & Mailing	75.00	150.00
Operating Fund Contribution	300.00	600.00
Total Expenses	<u>5,581.99</u>	<u>7,405.00</u>
Net Income	84.68	70.00

ARTICLE 3

BOARD OF DIRECTORS, MEMBERS AND OFFICERS

- 3.1 Authority of Board of Directors. The affairs of the Association shall be managed by a Board of Directors. Except as provided in this Declaration or the Association Bylaws, the Board of Directors may act in all instances on behalf of the Association.
- 3.2 Election of Part of Board of Directors During Period of Declarant Control. No later than sixty (60) days after conveyance of twenty-five percent (25%) of the Lots to Owners other than Declarant, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board of Directors must be elected by Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Lots to Owners other than Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the Board of Directors must be elected by Owners other than the Declarant.
- 3.3 Authority of Declarant During Period of Declarant Control. Except as otherwise provided in this Article, during the Period of Declarant Control, the Declarant or Persons appointed by the Declarant may appoint all officers and directors and may remove all officers and directors of the Board of Directors appointed by it.
- 3.4 Termination of Period of Declarant Control. Not later than the termination of the Period of Declarant Control, the Owners shall elect a Board of Directors (with the exact number of members of the Board of Directors to be set forth in the Bylaws of the Association), at least a majority of whom must be Owners other than the Declarant or designated representatives of Owners other than the Declarant. The Board of Directors shall elect the officers. Such Board of Directors members and officers shall take office upon election.
- 3.5 Delivery of Documents by Declarant. After the Owners other than the Declarant elect a majority of the members of the Board of Directors, the Declarant shall deliver to the Association all property of the Owners and of the Association held or controlled by the Declarant, if and to the extent required by the Act.
- 3.6 Budget. Within thirty (30) days after adoption of any proposed budget for the Community, the Board of Directors shall mail, by ordinary first-class mail, or otherwise deliver, a summary of the Association budget to all the Owners and shall set a date for a meeting of the Owners to consider ratification of the budget not less than fourteen (14) days nor more than sixty (60) days after mailing or other delivery of the summary. Unless at that meeting the budget is rejected by the vote or agreement of Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated, then the budget is ratified, whether or not a quorum is present. In the event that the proposed budget is rejected, the periodic budget last ratified by the Owners must be continued until such time as the Owners ratify a subsequent budget proposed by the Board of Directors.

**Renaissance 360 Homeowners Association
ANNUAL MEETING 2022**

PROXY

**I am an Owner in the Renaissance 360 Homeowners Association.
I will be unable to attend the Annual Meeting on Thursday, October 13, 2022, and I am
designating 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 (2650 North Ave, Ste 116, GJ
81501 or email to Barbara@hpmgj.com) or send with your designated Proxy to the meeting.

**RENAISSANCE 360 HOMEOWNERS ASSOCIATION
2023 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Renaissance 360 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 12, 2020
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book, Page, Reception # 2946939
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$500.00 paid annually (to be discussed at the 2023 Annual Meeting). There are currently no special assessments.
9. A transfer fee of \$100 will be due at closing, made payable to Heritage Property Management, 2650 North Ave, #116, Grand Junction, CO 81501.