Trails West Village Homeowners Association

2027 Annual Meeting

Wednesday, December 9, 2026 at 6:30 PM & via Zoom

Wingate Elementary School: Cafeteria
351 S Camp Road, Grand Junction, CO 81507

Agenda

1. Introduction of the Board of Directors
    - Board Member: Brian Arcand
    - Board Member: Erik Hemstad
    - Board Member: Darrel Smeaton
    - Board Member: Jan Harr
    - Board Member: Clint Blaylock
    - Board Member: Wendy Filener

2. Introduction of Heritage Property Management Members
    - Ranese (Raye) Rash
    - Kait Molinari (Admin Assistant)

3. Approve 2026 Annual Meeting Minutes [copy on back]

4. Unfinished Business
    - CC&R Reminders (Article 9)

5. New Business
    - Complaint Process
    - Rental Cap Amendment Education

6. Presentation & Ratification of 2027 Proposed Budget [copy enclosed]
    - Dues Increase & Ballot
    - Annual Reserve Contribution – Pond Maintenance

7. Nomination & Election of Board Members

8. Adjournment

Zoom Info:
Topic: Trails West Village HOA 2027 Annual Meeting
Time: Dec 9, 2026 06:30 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/89468157216?pwd=Ymjuf9Vw1dnenC8l4PexQcn7hL69D4.1
Meeting ID: 894 6815 7216
Passcode: 345854

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.

Trails West Village HOA
2026 Annual Meeting
Thursday, February 26, 2026

Meeting called to order at 6:33 pm.

Introduction of the Board of Directors:
- Board Member: Brian Arcand
- Board Member: Erik Hemstad
- Board Member: Darrell Smeaton
- Board Member: Jan Harr
- Board Member: Clint Blaylock
- Board Member: Wendy Filener

Introduction of Heritage Property Management:
- Jade Buerher-Locke & Raye Rash

Members Present: Michael Gormley, Jan Harr, Wendy Filener, Patty Clark, Clint Blaylock, Jerome Toffel, Erik Hemstad, Ben Moyer, Robert Booth, Brian Arcand, 11 Proxies and 3 online. 24 properties represented. Quorum was achieved.

Review & Approval of 2025 Annual Meeting Minutes
- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:
- Contact Information
    - The HOA and management company will regularly request updated contact information.
    - First Responders need the contact information as well in cases of emergencies.
    - Contact HPM to update information as it changes.
- Colorado HOA Center: https://dre.colorado.gov/hoa-center
    - The resource center provides information for credit counseling, delinquencies, and more.

New Business:
- Update with the City- Drainage and common area destruction
    - New Ren 360 development, The Corners; is set to break ground in September 2026. Will include Single Family homes, Townhomes, and Duplexes.
    - Retention pond will be located near the church.
    - Retail development plans are not finalized.
    - HPM has been in conversations regarding the drainage issues and has seen no movement. Suggests that the city is the entity to bring and solve the issues.
    - The redesign of the sewer plans could alleviate some of the flooding issues.
    - Traffic concerns and parking issues may be increased due to the alley backed parking and one car garages in the new development.
        - South camp and Broadway streets could get a roundabout or stop light.

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  - HPM suggests to attend the developer meetings and express their concerns for their HOA.
- Street Parking
  - The HOA is limited with enforcing parking in the community.
  - HPM suggest to contact the city for any parking violations.
- Rental Cap or Lease Addendum Education
  - Currently, 5 out of 59 properties are rentals.
  - Rental caps are designed to limit the number of units that may be rented at any one time. The governing documents would need to be amended to conform to the specific number or percentage allowed.
    - Majority of the membership must vote to pass.
    - HPM recommends 10% of the community.
  - Pros: preserves owner occupancy, maintains financing eligibility, enhances property values, and promotes stability in the community.
  - Cons: limits flexibility, enforcement challenges, and impacts marketability.
  - Tenants
    - Are not governed by the CC&Rs, it is the homeowners' responsibility to inform their tenants of any rules and regulations.
    - Lease addendum could require homeowners to provide a copy of the governing documents to the tenants and require a signature upon renting in the community.
  - Discussion concluded that the amendment would have a few clauses about current occupancy and limits.
  - If this proposal receives enough interest, more information will be provided prior to a ballot.
- Reserve Contribution
  - HPM informed the membership of the insurance trends that want to see 65% contribution of the total replacement costs of the capital assets in a separate account.
  - The reserves could also fund any special assessment in the future.
  - Some of the capital assets include the pond, cluster mailboxes, and the irrigation system.
  - HPM suggests to contribute annually to build funds projects.
  - HPM informs the membership of the bookkeeping update due to dormant account fees. HPM Bookkeeping will access the monies needed in the operating account and contact the Board to make a quarterly contribution to the reserves.
- Insurance
  - HPM informs the membership of the loss of Directors and Officers (D&O) coverage if the property values exceed 1 million dollars.
  - In replace of the D&O, it would have to be a surety bond.
  - HPM is looking for a resolve between the state laws and insurance practices.
  - HPM informed that BBQ grills are fire hazard and an immediate cancellation if not stored properly (at least 10 feet away from a structure)
- Dues Information/ Ballots
  - Other HOAs with similar requirements are paying at least $1,000 a year.

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        - The dues have not been raised in 15 years, meaning the dues will increase to get the HOA back on track financially.
    - Ballot deadlines are March 31, 2026. 67% of the membership must vote to pass to increase dues.
        - Current tally is 14 for and 13 against.
    - The proposed increase is based on budgetary needs like insurance, reserves, and pond/ irrigation maintenance.
        - May pass a special assessment for the remaining amount needed.
    - Future ballots may be electronic for increased participation.
    - HPM is a third party with a CPA on staff to certify the ballot count.

Presentation & approval of 2026 Proposed Budget

- Water Shares
    - The HOA has 23 water shares.
    - HPM suggests to protect the shares; do not sell them.
    - Discussion about the water access. The HOA may consider leasing some of the water shares and use the funds for irrigation expenses.
- Electricity
    - HPM suggests to water off peak hours to save money.
- Landscape On Contract
    - Includes two clean ups, ditch mitigation, spraying preemergent, weeding, pond maintenance, pump maintenance, pruning, and other irrigation needs.
- Postage/Mailing
    - Includes annual meeting notices, statements, and violations.
    - The HOA pays $497 to chase one delinquent owner for a year.
    - Certified mailings are charged back to the Homeowner, as legal fees.
        - Violation fine schedule is $50, $150, and $300.
        - Violations related to health and/or safety will receive a fine of $500.
- Management
    - The governing documents require the HOA to have a management company due to the size and number of homes.
- HPM will post the ratified budget to the webpage. M/S/C 0 opposed.

Nomination and Election of Board Members (Any interested members must be in good standing with the HOA)

- The floor was open for nominations.
- No new nominations were made.
- The floor was closed for nominations.
- The current slate will serve another year. M/S/C 0 opposed.

Open Forum

- Natural Gas
    - Conversation revealed that the natural gas providers will be eliminated in the next 15-20 years.
- Canal Overflow

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  - After an overflow that caused flooding, there is some erosion. The damage is on city property.
  - HPM suggest to report it to the city as a tripping hazard.
- Cornhole Alley / Community Bonding
  - Members said that the last meeting was a fun time. They got to know their neighbors, play games, and have a drink.
  - Considering planning an event to get the community atmosphere back.
  - Member mentions that before the community used to have volunteers for small projects and would like to see that again.

Meeting adjourned at 8:10 pm.

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

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TRAILS WEST VILLAGE HOMEOWNERS ASSOCIATION

2026 Quick Reference Guide to:
Trails West Village Covenants, Conditions and Restrictions (CC&Rs)



Use this guide to find the Covenants, Conditions, and Restrictions (CC&Rs) for Trails West Village Homeowners Association

1. Open the Website
Go to www.hpmgj.com in your web browser.

2. Select "HOAs"
Look for the HOA selection on the right side of the screen to view the communities managed by Heritage Property Management.

3.Find "Trails West Village Homeowners Association"
Scroll through the list of managed HOAs. They are listed alphabetically. Select the Community name to open the HOA page information.

4. Open the "Covenants, Conditions and Restrictions" or "CC&Rs"
Click the CC&Rs document or link on the right side of the screen to read the community's governing restrictions.

If you cannot find the document, please contact Heritage Property Management for assistance at 970-243-3186 or info@hpmgj.com
2650 North Ave STE 116, Grand Junction, CO 81501

Direct Link > Heritage Property Management - HOA's

Trails West Village HOA

2027 Proposed Budget

9.4 % Dues Increase ($658 to $720)

Income	2026 Approved	2026 Actual *YTD	2026 Projected	2027 Proposed No Increase	2027 Proposed with 9.4% increase ($750 x 59 units)	2027 Proposed with 13.98% increase
HOA Assessment ($720 x 59 units)	$38,431.32	$38,164.00	$38,822.00	$38,822.00	$42,840.00	$44,250.00
Postage Cost Recovered	$0.00	$16.00	$16.00	$0.00	$0.00	$0.00
Working Capital	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Interest	$0.00	$12.34	$17.00	$0.00	$0.00	$0.00
Late Fees Collected	$0.00	$33.18	$33.18	$0.00	$0.00	$0.00
Total income	**$38,431.32**	**$38,225.52**	**$38,888.18**	**$38,822.00**	**$42,840.00**	**$44,250.00**

Expenses	2026 Approved	2026 Actual *YTD	2026 Projected	2027 Proposed - No Increase	2027 Proposed with 9.4% increase	2027 Proposed with 13.98% increase
Landscape Maint - On Contract	$13,730.00	$10,898.00	$13,730.00	$13,910.00	$13,910.00	$13,910.00
Landscape Maint - Off Contract	$500.00	$49.00	$49.00	$500.00	$500.00	$500.00
Lien Filing & Processing	$300.00	$143.00	$143.00	$250.00	$250.00	$250.00
Irrigation System Expense	$8,000.00	$2,155.46	$2,355.46	$5,000.00	$5,000.00	$5,000.00
Irrigation Pond Maintenance	$6,500.00	$475.00	$475.00	$6,500.00	$6,500.00	$6,500.00
Irrigation Water/Shares (23 Shares)	$5,000.00	$5,290.00	$5,290.00	$5,600.00	$5,600.00	$5,600.00
Management	$5,940.00	$4,950.00	$5,940.00	$5,940.00	$5,940.00	$5,940.00
Insurance	$2,000.00	$0.00	$2,000.00	$2,200.00	$2,200.00	$2,200.00
Electricity	$4,200.00	$2,935.11	$3,146.17	$3,600.00	$3,600.00	$3,600.00
Bank Charges	$0.00	$8.00	$8.00	$10.00	$10.00	$10.00
Postage/Mailing	$600.00	$330.75	$502.25	$550.00	$550.00	$550.00
Legal & Accounting	$150.00	$150.00	$150.00	$160.00	$160.00	$160.00
Taxes & Licenses	$70.00	$69.00	$69.00	$100.00	$100.00	$100.00
Meeting Expense	$150.00	$85.39	$85.39	$100.00	$100.00	$100.00
Reserve Contribution	$0.00	$0.00	$4,500.00	$0.00	$0.00	$0.00
Total Expenses	**$47,140.00**	**$27,538.71**	**$38,443.27**	**$44,420.00**	**$44,420.00**	**$44,420.00**
Difference between income and expenses	**-$8,708.68**	**$10,686.81**	**$444.91**	**-$5,598.00**	**-$1,580.00**	**-$170.00**

Checking Account Balance	12,358.12
Savings Account Balance	3,714.28
TOTAL CASH as of 10/13/2026	**16,072.40**

Trails West Village Homeowners Association
c/o Heritage Property Management · 2650 North Ave, Suite 116, Grand Junction, CO 81501
970-243-3186 · info@hpmgj.com

Your 2027 Dues: What's Changing and Why

Dear Trails West Village Homeowners,

We want to be clear and upfront about your 2027 HOA costs. There are two separate changes, and only one of them is up for a vote.

	2026	**2027**
Annual dues (set by our covenants – **no vote**)	$658	$720
One-time assessment (2027 only – **on the ballot**)	—	$30
Total for 2027 if the assessment passes	**$658**	**$750**

1. Annual dues will rise to $720. This is not subject to a vote.

Our covenants (Article IV, Section 3b), which every homeowner agreed to when they bought in Trails West Village, provide for an annual dues increase of up to 10% each year, without a membership vote, to keep pace with rising costs. Under that provision, 2027 dues will be $720, up from $658 – about $62 a year, or roughly $5 a month, and just under the 10% limit. It is not on the ballot.

2. We are asking you to approve a one-time $30 assessment for 2027.

Even with the dues increase, the 2027 budget is projected to fall about $1,580 short of expected expenses. A one-time assessment of $30 per home (59 homes = $1,770) closes that gap so we finish the year in the black, stop falling further behind, and can keep building our reserve fund instead of drawing it down. **This applies to 2027 only. It does not carry into 2028.** This is the only item on the enclosed ballot.

Why these increases are necessary

- **Costs have kept rising; our dues didn't.** For more than a decade, the annual increase our covenants provide for went unused. That kept dues low, but expenses rose every year while income stayed flat. Now we are catching up responsibly rather than all at once.
- **Caring for our shared property and systems costs more every year.** Insurance, utilities, landscaping and upkeep of the common areas and other community property the HOA owns have all gone up in price. These are obligations the association carries for the whole community. Routine pond upkeep, including a sediment cleanout, is also scheduled for 2027.
- **We must build our reserve fund.** A reserve fund is money set aside for major repairs and replacements – a failed pump, a pond overhaul, irrigation lines. **Colorado law requires every HOA to have a reserve fund**, and insurance industry standards increasingly expect associations to hold reserves equal to about 65% of the replacement cost of their shared assets. We contributed about $4,500 in 2026, a solid start but far short of that target, and our window to close the gap is narrowing.

What this means for you

We know no one welcomes a higher bill, and many of our neighbors are already feeling the squeeze of rising costs everywhere. Here is what your money protects:

- **Your property value.** Working irrigation and well-kept common areas keep Trails West Village well maintained and attractive – something buyers notice.
- **Your wallet down the road.** A healthy reserve fund is what prevents a sudden, large special assessment when major equipment fails. Small, steady increases now are far easier than a surprise bill of several hundred dollars later.
- **Good value.** Even at $750 for 2027 (about $62.50 a month), our dues remain well below comparable HOAs in the area, many of which pay $1,000 or more per year.

Please join us at the Annual Meeting on **Wednesday, December 9, 2026 at 6:30 PM** at Wingate Elementary School (Cafeteria), 351 S Camp Road, or via Zoom. Questions that need research may be sent ahead of time to info@hpmgj.com.

Thank you for your support and for being part of this community.

Sincerely,

The Trails West Village HOA Board of Directors
with Heritage Property Management

BALLOT

One-Time 2027 Assessment of $30 per Home

Trails West Village Homeowners Association

What you are voting on: Whether each home will pay a one-time $30 assessment for 2027, in addition to annual dues.

What you are NOT voting on: The 2027 dues increase from $658 to $720. This increase is provided for in our covenants (Article IV, Section 3b) and takes effect regardless of how this vote turns out.

Please mark ONE box:

☐ **YES – I approve a one-time assessment of $30 per home for 2027.**

☐ **NO – I do not approve a one-time assessment of $30 per home for 2027.**

If the assessment…	Your 2027 total	What happens
Passes	$750 ($720 dues + $30)	The 2027 budget is balanced. The $30 ends after 2027.
Does not pass	$720	The 2027 budget runs about $1,580 short. Maintenance and reserve contributions will have to be postponed.

Approval required: At least two-thirds (2/3) of members entitled to vote – at least 40 of our 59 homes. Members must be in good standing to vote. Once cast, a ballot may not be revoked.

Homeowner Name: _____

Trails West Village Address(es): _____

Homeowner Signature: _____

Date: _____

Return this ballot at the Annual Meeting on December 9, 2026, or by mail no later than **Thursday, December 31, 2026**, to:
Trails West Village HOA, c/o Heritage Property Management, 2650 North Ave, Suite 116, Grand Junction, CO 81501

The Board of Directors of the Trails West Village HOA appreciates your participation.

TRAILS WEST VILLAGE HOMEOWNERS ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Trails West Village 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 14, 1996

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2271, Page 281, Reception # 1774128

7. The association's fiscal year is: January to December

8. The per unit assessments are: $720.00 paid annually. There are currently no special assessments. (pending 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.

Trails West Village Homeowners Association

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

November 2, 2026

Dear Homeowner,

The Trails West Village Homeowners Association 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 $720.00 per year and will be effective as of January 1, 2027.

We would like to remind all members that dues are to be paid by April 1, 2027 and late fees will be actively assessed.

Please make checks payable to: Trails West Village Homeowners Association.

Online payments can be made at www.hpmgj.com. The online payment link is under 'HOA Dues' of the HOA webpage.

If you have any questions or concerns, please contact Heritage Property Management at 970-243-3186 or info@hpmgj.com.

Sincerely,

Heritage Property Management for the Board of Directors

Trails West Village Homeowners Association
ANNUAL MEETING 2027

PROXY

I am an Owner in the Trails West Village Homeowners Association. I will be unable to attend the Annual Meeting on Wednesday, December 9, 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:_____ Signature:_____

Printed Name:_____

Please return signed Proxy Form to Heritage Property Management
or send with your designated Proxy to the meeting.