

Park Drive HOA
2026 Annual Meeting
Wednesday, April 29, 2026
5:30 PM

Heritage Property Management Office & Zoom
(2650 North Ave #116, Grand Junction, CO 81501)

Agenda

- Introduction of the Board of Directors
 - President: Jason Petermen
 - Secretary: Venessa Petermen
 - Treasurer: Jessica Mora
 - At Large: Steve Vold

- Introduction of Heritage Property Management Member(s)
 - Briana Molinari & Raye Rash

- Approve 2025 Annual Meeting Minutes [copy enclosed]

- Overview of 2025 Projects

- Unfinished Business
 - Insurance Claim Update

- New Business
 - Upcoming Projects
 - CC&R Reminders

- 2026 Budget Ratification [copy on back]

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

- 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.

Zoom Meeting Information:

Topic: Park Drive Annual Meeting

Time: Apr 29, 2026 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86317659298?pwd=GliZgg16iabbgfeKbRLRwX5Z3FHe2O.1>

Meeting ID: 863 1765 9298

Passcode: 858105

Park Drive HOA

Proposed 2026 Budget

	2025	2025 Actual	2026
Income	Approved	2025 Actual	Proposed
Assessments (12 x \$325 x 12)	46,800.00	47,006.00	46,800.00
Special Assessment	0.00	1,500.00	0.00
Reimbursed Expense	0.00	2,950.44	2,800.00
Interest on Bank Accounts	0.00	5.26	0.00
Late Fees	0.00	68.92	0.00
Violations/Fines	0.00	0.00	0.00
Total Income	46,800.00	51,530.62	49,600.00
Expenses	2025	2025 Actual	2026
Expenses	Approved	2025 Actual	Proposed
Repair & Maintenance	4,100.00	130.00	7,500.00
Roof Repair/Replacement/Maintenance	5,400.00	0.00	6,400.00
HVAC (Heat, Ventilation, Air)	2,000.00	2,834.47	2,500.00
French Drain Repair/Maintenance	1,200.00	0.00	1,200.00
Landscape Maint-On Contract	2,723.00	0.00	2,860.00
Snow and Ice Removal	500.00	0.00	500.00
Irrigation System Expense	200.00	45.00	200.00
Gutter Repair & Maintenance	0.00	4,950.00	0.00
Management	4,200.00	4,200.00	4,620.00
Insurance	14,000.00	11,082.16	13,000.00
Water	4,300.00	4,193.30	4,300.00
Sewer	2,800.00	2,680.85	2,800.00
Trash Disposal	3,800.00	3,251.26	3,500.00
Legal & Accounting	140.00	140.00	150.00
Taxes & Licenses	70.00	70.00	100.00
Postage & Mailing	150.00	166.50	190.00
Reserve Fund	1,000.00	10,000.00	3,000.00
Total Expenses	46,583.00	43,743.54	52,820.00
Net Income	217.00	7,787.08	-3,220.00
Balance Operating Account 4/1/26	22,764.51		
Balance Money Market Account 4/1/26	4,018.10		
Total Cash as of 12/31/25	26,782.61		

Note: 2025 Landscaping Expense paid in 2026

Park Drive Condominiums

2025 Annual Meeting Minutes

June 11, 2025

Meeting began at 6:04 PM

Introduction of the Board of Directors:

- President: Jason Petermen
- Secretary: Venessa Petermen
- Treasurer: Jessica Mora

Introduction of Heritage Property Management Team (HPM):

- Briana Molinari

Members present: Venessa Petermen, Jason Peterman, Steve Vold, and Jessica Mora
[5 units represented in person or by proxy; quorum was achieved.]

2024 Annual Meeting Minutes were reviewed. Motion to approve as written. M/S/C 0 opposed.

Overview of 2024 Projects:

- Water drainage issue by the dumpsters was addressed by installing a French drain.
- Fences were stained
- Electrical issue near building 104 was addressed
- Gutters on all buildings have been replaced; color was matched to each building.

Unfinished Business:

- None

New Business:

- Upcoming Projects
 - Roof penetrations need maintenance.
 - Building 102 has a leak in the flat roof.
 - Building 104 needs some siding repair due to water damage
 - All roof issues must be addressed before this winter
 - Full Curl, Kruger, & Fowler Roofing have been contacted for quotes
- Rules & Regulations Reminders
 - Rules & Regulations have been posted to each door multiple times.
 - Homeowners are encouraged to review this document and must ensure their tenants are in compliance.
 - The document will be included with these minutes.
- French drain will need to be checked to ensure functionality.

2025 Budget Ratification:

- Funds for the necessary roof repairs are included in the 2025 budget.
- Building the Association's Reserve Fund and addressing deferred maintenance are the driving factors for the Dues increase.
- Dues have increased to \$325/month. The increase will be retroactive to January 2025. The difference has already been accessed to each owner's account.
- The 2025 Proposed budget was reviewed
- Motion to approve budget as written. M/S/C 0 opposed.

Park Drive Condominiums

2025 Annual Meeting Minutes

June 11, 2025

Nomination and Election of Board Members:

- Steve Vold was nominated to serve as a Board Member at Large M/S/C 0 opposed
- Jessica Mora was nominated to serve as the Treasurer M/S/C 0 opposed
- Jason Petermen was nominated to serve as the President M/S/C 0 opposed
- Venessa Petermen was nominated to serve as the Secretary M/S/C 0 opposed.

The meeting adjourned at 6:36 PM

Minutes recorded by:

Heritage Property Management

DRAFT

PARK DRIVE CONDOMINIUMS
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Park Drive Condominiums
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: May 18, 1981
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 1313, Page 481, Reception # 1257204
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$325.00 paid monthly. 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.

**Park Drive HOA
2026 ANNUAL MEETING**

PROXY

**I am an Owner in the Park Drive HOA.
I will be unable to attend the Annual Meeting on Wednesday, April 29, 2026, and I am designating
as my Proxy:**

Name of Designee: _____
(if none assigned vote will be assigned to President)

**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.