

Summit View Ridge HOA

2026 Annual Meeting

Monday, June 1, 2026 at 6 PM

Meeting will be held at the Clifton Branch Library in the Garfield Room (3270 D ½ Rd Building A, Clifton, CO 81520) and via Zoom (information below)

Agenda

- Introduction of the Board of Directors:
 - President: Roy Gomez
 - Board Member: Brian Bernatis
 - Board Member: Jesse Moore
 - Board Member: Keith Swinehart
 - Board Member: Denise Burts

- Introduction of Heritage Property Management:
 - Brieana Molinari & Raye Rash

- Approve 2025 Annual Meeting minutes [copy enclosed]

- Unfinished Business

- New Business
 - Irrigation Clean Outs

- Presentation & Approval of 2026 Proposed Budget [copy on back]

- Nomination and Election of Board Members:
 - Interested members must be in good standing with the HOA.

- Open Forum

- Adjournment

Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting. Send questions to info@hpmgj.com.

IMPORTANT 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.

ZOOM INFO:

Topic: Summit View Ridge Annual Meeting

Time: Jun 1, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87466478278?pwd=6FJ14QZbtEHjUykyOEaHiJvhRqi9jG.1>

Meeting ID: 874 6647 8278

Passcode: 847641

Summit View Ridge HOA

Annual Meeting Minutes

June 16, 2025

Meeting was called to order at 6:06 PM.

Introduction of Board of Directors:

- President: Roy Gomez
- Board Member: Laurel Jones
- Board Member: Denise Berts (absent)
- Board Member: Brian Bernatis
- Board Member: Jesse Moore
- Board Member: Keith Swinehart

Introduction of Heritage Property Management (HPM) Team:

- Brieana Molinari & Jade Buehrer-Locke

Members present: Roy & Christy Gomez, Brian Bernatis, Laurel Jones, Jesse Moore, Keith Swinehart, Brian Bernatis, Tasha Mendez & Matt Felker 6 proxies were received. [12 properties represented either in person or by proxy.] Quorum was not achieved.

Approval of 2024 Annual Meeting Minutes: Approved as written. M/S/C 0 opposed.

Unfinished Business:

- Leak still present in the back yard of 474 ½ Ridge Lane
 - 10 in irrigation line present – does not belong to the HOA
 - 4 in irrigation line also present – belongs to the HOA
 - Pressure was tested, leak is not present in HOA's line
 - The Board and HPM will investigate who the 10 in line belongs to.
 - The HOA will not pay for this repair unless the situation gets worse and becomes an emergency.

New Business:

- 3183 Prairie Way
 - Broken down pickup truck has been parked out on the street for 2 or 3 months and has not moved
 - HPM will contact Mesa County Code Enforcement to address the situation
- The lamp post by 497 Ridge Lane has been out for a while
 - HPM will put in a maintenance request with Xcel Energy.
- Discussion of violation and lien processes
 - HPM ensures liens are regularly updated to protect the HOA.

Presentation & Ratification of 2025 Proposed Budget:

- Fiscal year goes from May-May.
- \$600 is budgeted for irrigation shares.
 - The HOA owns 15 shares.
- Board would like to see better separation of reserve funds on budget and financials.
- Weed Control covers the rocked area along E rd, the retention pond, and the area around the HOA sign.

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Annual Meeting Minutes

June 16, 2025

- Statements will be sent out by June 23, 2025.
- Dues will be due by August 1st, 2025.
- Motion to approve budget with suggested increase to \$294. M/S/C 0 opposed.
 - \$1000 will be budgeted to be deposited into the Reserve Fund.
 - \$148 will be added to the net income for a total of \$251, this net income can act as a buffer within the budget.

Nomination & Election of Board Members:

- Laurel Jones submitted her resignation from the Board
- Roy Gomez, Keith Swinehart, Jesse Moore, Denise Burts, and Brian Bernatis volunteered to stay on the Board.
- No new nominations were received.
- Motion to accept current slate M/S/C 0 opposed.

Open Forum:

- There are a few dying Ash trees along E Rd that need to be looked at for removal.
- Brian Bernatis will be the second signer on the bank accounts, Laurel will be removed.

The meeting was adjourned at 7:16 PM.

Minutes recorded by:
Heritage Property Management

Summit View Ridge

2026 Proposed Budget

No Dues Increase

Income	Budget '24	Actual '24	Budget '25	Actual '25	Proposed '26
HOA DUES - \$294 x 82 units	22,960.00	20,780.09	24,108.00	21,662.84	24,108.00
Lien Fees Recovered	0.00	136.23	0.00	36.57	0.00
Violation Fines	0.00	600.00	0.00	300.00	0.00
Interest on Bank Accounts	0.00	91.21	0.00	185.07	0.00
Late Fee	0.00	47.03	0.00	158.04	0.00
Total Income	22,960.00	21,654.56	24,108.00	22,342.52	24,108.00
Expenses	Budget '24	Actual '24	Budget '25	Actual '25	Proposed '26
Repair & Maintenance	2,500.00	307.85	1,500.00	38.94	500.00
Weed Control / Spraying	400.00	1,700.00	2,000.00	900.00	1,500.00
Landscape Maint- Off Contract	2,500.00	0.00	1,000.00	1,050.00	1,200.00
Lien/Filing & Processing Fees	0.00	0.00	500.00	342.00	600.00
Irrigation System Expenses	3,500.00	3,405.50	3,600.00	3,821.33	4,000.00
Irrigation Water/ Shares	650.00	572.10	600.00	572.10	600.00
Insurance	2,000.00	1,926.00	2,400.00	2,207.00	2,500.00
Management	7,872.00	7,872.00	7,872.00	7,872.00	7,872.00
Electricity	500.00	359.04	500.00	427.26	500.00
Property Inspections	175.00	105.00	175.00	140.00	210.00
Water	600.00	680.45	800.00	240.00	700.00
Postage & Mailing	1,000.00	1,592.25	1,700.00	1,777.50	1,900.00
Legal & Accounting	140.00	140.00	140.00	140.00	150.00
Taxes & Licenses	60.00	69.00	70.00	69.00	100.00
Process Server Fee	150.00	0.00	0.00	0.00	0.00
Reserve Fund	1,000.00	1,000.00	1,000.00	2,500.00	1,500.00
Total Expenses	23,047.00	19,729.19	23,857.00	22,097.13	23,832.00
Net Income	-87.00	1,925.37	251.00	245.39	276.00
Account Balances					
Operating Account as of 02/13/26	27,890.19				
CD Reserve as of 02/13/26	2,150.39				
CD Reserve as of 02/13/26	2,196.25				
CD Reserve as of 02/13/26	2,150.39				
Total Cash as of 02/13/26	34,387.22				

SUMMIT VIEW RIDGE HOMEOWNERS' ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Summit View Ridge 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: December 5, 2001
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2976, Page 43, Reception # 2029281
7. The association's fiscal year is: June to May
8. The per unit assessments are: \$294.00 paid annually (Subject to change at Annual Meeting). 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.

**SUMMIT VIEW RIDGE HOA
ANNUAL MEETING 2026**

PROXY

**I am an Owner in the Summit View Ridge Homeowners Association.
I will be unable to attend the Annual Meeting on Monday, June 1, 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.**

Properties owned in Summit View Ridge HOA: _____

Signature: _____ Printed Name: _____

Please return signed Proxy Form to Heritage Property Management 2650 North Ave,
Suite 116, GJ, CO 81501 or email to info@hpmgj.com or send with your designated
Proxy to the meeting.