

COLONY MEADOWS II Homeowners Association
2026 Annual Meeting
Monday, January 5, 2026
6:30 PM VIA Zoom (Please see details below)

Agenda

1. Introduction of the Board of Directors
 - Board Member: Nadine Bode
 - Board Member: Angela Rubalcaba
 - Board Member: Roberta Nix
2. Introduction of Heritage Property Management Team
 - Brieana Molinari & Raye Rash
3. Approve 2025 Annual Meeting Minutes [copy enclosed]
4. Unfinished Business
5. New Business
6. Review & Ratification of the 2026 Proposed Budget [copy on back]
7. Nomination and Election of Board Members
 - Any interested members must be in good standing with the HOA
8. Open Forum
9. 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 Information:

Topic: Colony Meadows Annual Meeting

Time: Jan 5, 2026 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82151764108?pwd=HxO4EqNaj4sd2fzlzMbRjmFHZbW8Wk.1>

Meeting ID: 821 5176 4108

Passcode: 550114

5% increase

[illegible]

Colony Meadows II Homeowners Association

Annual Meeting Minutes

January 15, 2025

Meeting began at 6:31 PM.

Introduction of the Board of Directors:

Board Member: Angela Rubalcaba

Board Member: Nadine Bode

Board Member: Roberta Nix

Members present: Nadine Bode, Roberta Nix, Angela Rubalcaba, 0 proxies were received. [3 properties were represented] Quorum was not met. Owner's Forum was held instead.

Introduction of Heritage Property Management Team:

Briana Molinari

2024 Minutes were approved as written. M/S/C 0 opposed. HPM will post approved minutes on the webpage.

Old/Unfinished Business:

- Attendance at the Annual Meeting is a consistent problem.
 - Text messages and posting notices in a central location in the neighborhood and on each unit's door were suggested as possible options.
- BOI report has not been completed yet but it is currently voluntary so it will be completed soon once all Board Members have submitted required information.

New Business:

- Dues Increase
 - Dues will be increased to \$74 per quarter (5% increase) which is allowed without a membership vote.
- HPM has updated their accounting software which will also update the online payment system.
 - Owners will be able to access their account to view their current balance and up to date ledgers.
 - More information will be sent out with 1st quarter statements.
- Irrigation
 - Foam has worn down in ditch from a previous repair to some cracks in the ditch. This may need to be addressed in 2025.

Presentation of Proposed 2025 Budget to include dues increase M/S/C 0 opposed. 2025 Budget approved as written. HPM will post approved budget to the webpage.

Nomination and Election of Board Members:

- Only current Board members were present.
- All three current Board Members are willing to serve for the next year.

The meeting adjourned at 6:43 PM

Minutes taken by

Heritage Property Management

COLONY MEADOWS HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Colony Meadows II 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: April 14, 2005
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 3876 Page 534, Reception # 2248604
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$77.50 paid quarterly. 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.

**Colony Meadows II Home Owners Association, Inc
Annual Meeting 2026**

PROXY

**I am an owner in Colony Meadows II Home Owners Association, Inc
I will be unable to attend the Annual Meeting on Monday January 5, 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 (2650 North Ave, Ste
116, GJ 81501 or email to info@hpmgj.com or send with your designated Proxy to the
meeting.