

**River Bend Townhomes HOA**  
**2026 Annual Meeting Agenda**  
**February 24, 2026 @ 6:00pm**  
**Zoom Meeting only**

Agenda

1. Introduction of Board of Directors
  - President:
  - Secretary/Treasurer:
  - Board Member: Sheryl Griebel
  - Board Member: Paige Ferguson
  - Board Member: Mario Garcia
2. Introduction of Heritage Property Management Members
  - Jade Buehrer-Locke
3. Accept 2025 Annual Meeting minutes [copy enclosed]
4. Unfinished Business:
  - Roofs
    - i. Costs of completing the project – Projected costs for completion \$90,000.00
  - Siding
    - i. Siding repairs completed in the fall.
    - ii. Building have been graded for priority
  - Carports
    - i. Removal of carports due to safety and poor design
  - Fencing
    - i. Costs of removal and replacement \$90,0000.00
    - ii. Canal Fencing proposal with Ditch Association
  - Insurance
    - i. Insurance costs and limited coverage opportunity
  - Delinquencies update
5. New Business
  - Dues increase – 5% may be increase without membership approval
    - i. 5% Increase will offset some costs of inflation
    - ii. Membership will need to approve higher rate of increase
  - Condo Café portal
6. Presentation & approval of 2026 Proposed Budget [copy on back]
7. Nomination and Election of Board Members
  - Any interested members must be in good standing with HOA
8. Adjournment

**Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted prior to the meeting. Send questions to [info@hpmgj.com](mailto: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](mailto:info@hpmgj.com). Thank you.

Heritage Property Management is inviting you to a scheduled Zoom meeting.

Topic: River Bend Annual Meeting

Time: Feb 24, 2026 6:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88482577762?pwd=6fxbczxHNUF7WeDbFlasTjCRVXfNeM.1>

Meeting ID: 884 8257 7762

Passcode: 423109

## River Bend TOA

2026 Proposed Budget

Income	2025 Proposed	2025 Actual	2026 Proposed	2026 w/4.765% Increase
4500 HOA Assessments (64 x 12)	\$ 169,344.00	\$ 152,290.57	\$ 176,064.00	\$ 176,064.00
Delinquency Collected	\$ -	\$ 21,847.62	\$ -	\$ -
5800 Late Fee	\$ -	\$ 2,537.31	\$ -	\$ -
4522 Lien Fees Recovered	\$ -	\$ 252.00	\$ -	\$ -
5720 Interest on Bank Accounts	\$ -	\$ 23.22	\$ -	\$ -
<b>Total income</b>	<b>\$ 169,344.00</b>	<b>\$ 176,950.72</b>	<b>\$ 176,064.00</b>	<b>\$ 176,064.00</b>

Fixed Expenses	2025 Proposed	2025 Actual	2026 Proposed	2026 w/5% Increase
6211 Bad Debt	\$ -	\$ 669.21	\$ -	\$ -
6215 Fence Maintenance	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00
6230 Painting/Exterior Maintenance	\$ -	\$ 3,760.00	\$ 5,000.00	\$ 5,000.00
6258 Landscape (On Contract)	\$ 23,814.00	\$ 23,814.00	\$ 26,870.00	\$ 26,870.00
6259 Landscape (Off Contract)	\$ 1,500.00	\$ 555.00	\$ 1,500.00	\$ 1,500.00
6260 Grounds Maintenance	\$ 1,200.00	\$ 680.00	\$ 1,000.00	\$ 1,000.00
6266 Lien/Filing & Processing Fees	\$ 300.00	\$ 30.00	\$ 300.00	\$ 300.00
6269 Roof Repair/Replacement/Maintenance	\$ 45,000.00	\$ 12,770.00	\$ 50,000.00	\$ 50,000.00
6270 Irrigation System Expense	\$ 1,000.00	\$ 10,508.65	\$ 5,000.00	\$ 5,000.00
6275 Irrigation Water Shares (8 Water Shares)	\$ 800.00	\$ 607.37	\$ 800.00	\$ 675.00
6300 Management	\$ 6,144.00	\$ 6,144.00	\$ 6,768.00	\$ 6,768.00
6320 Insurance	\$ 55,000.00	\$ 49,975.30	\$ 55,000.00	\$ 55,000.00
6410 Utilities: Electric	\$ 800.00	\$ 542.78	\$ 800.00	\$ 700.00
6450 Trash Disposal	\$ 15,000.00	\$ 17,109.40	\$ 18,000.00	\$ 18,000.00
6470 Postage/Copies	\$ 1,500.00	\$ 585.75	\$ 1,000.00	\$ 1,000.00
6471 Process Server Fee	\$ 200.00	\$ -	\$ 200.00	\$ -
6700 Legal & Accounting	\$ 2,000.00	\$ -	\$ 200.00	\$ 200.00
Income Tax	\$ -	\$ 1,692.00	\$ 500.00	\$ 500.00
6702 Taxes & Licenses	\$ 70.00	\$ 69.00	\$ 70.00	\$ 70.00
6261 Snow Removal	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
6210 Repairs and Maintenance	\$ 3,500.00	\$ -	\$ 3,500.00	\$ 2,500.00
<b>Subtotal fixed expenses</b>	<b>\$ 160,828.00</b>	<b>\$ 132,012.46</b>	<b>\$ 178,008.00</b>	<b>\$ 176,583.00</b>

**Difference between income and expenses**      \$    8,516.00      \$    44,938.26      \$    (1,944.00)      \$    (519.00)

Operating Account Balance as of 12/31/2025	\$ 69,262.18
Reserve Account Balance as of 12/31/2025	\$ 16,638.65
<b>TOTAL CASH AS OF 12/31/2025</b>	<b>\$ 85,900.83</b>

# River Bend Homeowners Association

Annual Meeting Minutes

December 17, 2024

Zoom Only

Meeting began at 6:02 PM

Introduction of the Board of Directors:

President: Sheryl Griebel

Board Member: Paige Ferguson (absent Proxy to Board)

Board Member:

Introduction of Heritage Property Management (HPM):

Jade Buehrer-Locke & Briana Molinari

Members Present: 2 proxies were received, 5 properties represented [Quorum was not achieved]

Annual Meeting Minutes for 2023 Approved. M/S/C 0 Opposed

Unfinished Business:

- Roofing Project Update
  - Cost for completing the roofing project is estimated to be \$90,000.00
  - Roofing Contractors were rebid due to quotes expiring
  - 3 Buildings to complete
  - Roofing can continue through winter
  - Cashflow is the only obstacle
- Carports
  - Poor design of carports may require removal.
  - Need more homeowner participation to determine actions for carports
- Fencing
  - Needed for safety along the canal
  - Roofs take priority due to risk to insurance coverage
- Landscaping
  - Mesa County Fire Mitigation Team may assist with clean out of ditch and cut down all shrubs and trees, in 2025.
  - Homeowner concern about chemicals being used on landscaping for weed control
- Collection of Dues
  - Homeowner concern of why dues increased last year \$85.00
    - Membership passed this amount
    - The Board of Directors only allowed 5% without membership vote
  - Homeowner concern with delinquent HOA Dues
    - Homeowners are on payment plans per Colorado Common Owners Interest Act
    - Money does not come in quickly
    - Homeowners are charged filing fees and late fees although they are initially covered by the HOA
- Trash

# River Bend Homeowners Association

Annual Meeting Minutes

December 17, 2024

Zoom Only

- Quote new trash service
- Concern about larger trucks getting into the dumpster
- Illegal dumping a concern
  - Cameras installed to try to curb illegal dumping
  - Heritage looking at options to lock container, or have an enclosure
  - Costs for removal of large debris a concern

Presentation of Proposed 2025 Budget:

- Insurance increase: From \$25,000.00 to \$43,000.00
  - Expect 10-15% next year
- Keeping some of the fencing materials to reduce costs when replacement occurs.

Motion to accept the 2025 Budget as written: M/S/O 0 Opposed.

Budget approved. HPM to post to website.

Nomination and Election of Board Members: (did not meet quorum to vote Members)

Current slate volunteered to stay in place. Mario Garcia thought he was on the board.

Board appointed with Mario Garcia to fill vacancy on Board.

Other Business:

- Concern with not being able to do repairs and only doing band aid repairs
  - Cash flow and projects which endanger homeowners and insurance are the priority
- Siding on Bldg. 384 is a concern
  - HPM to have vendors quote repair
- Participation in the Board is crucial for success.

Meeting Adjourned at: 6:30 PM

Minutes transcribed by:

Jade Buehrer-Locke

Heritage Property Management

**RIVER BEND TOWNHOME OWNERS' ASSOCIATION**  
**2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: River Bend Townhome Owners Association, Inc.
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](http://www.hpmgj.com) or obtained at no charge by emailing [info@hpmgj.com](mailto: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](mailto:info@hpmgj.com)
5. The initial date of the recording of the Declaration is: July 17, 1997
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2342, Page 514, Reception # 1806132
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$231.00 paid monthly. 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.

# River Bend Homeowners Association

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

January 13, 2026

Dear Homeowner,

The River Bend 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 \$231.00 per Month and will be effective as of March 1, 2026.

**Please make checks payable to: River Bend Homeowners Association.**

Online payments can be made at [hpmgj.com](http://hpmgj.com). The online payment tab is on the right-hand side of the screen.

If you have any questions or concerns, please contact Heritage Property Management at 970-243-3186 or [info@hpmgj.com](mailto:info@hpmgj.com).

Sincerely,

Heritage Property Management for the Board of Directors