

Cedar Park Masters HOA

2026 Annual Meeting

May 5, 2026 @ 6:00 pm

Beit Lechum Ministries 1250 Frontage Rd. Fruita, CO 81521 also via Zoom

Agenda

1. Introduction of the Board of Directors
 - President: Mike White
 - Vice President: Lisa Hick
 - Sec/Treasurer: Tina Felt
 - Board Member: Yvette Noble
2. Introduction of Heritage Property Management Members
 - Jade Buehrer-Locke & Ranese (Raye) Rash
3. Unfinished business
 - 2025 Year in Review
 - Amendment to move 10 homes update
4. New Business
 - CC&R Reminders (ACC Requests, Lot Maintenance)
 - Dues Increase
 - Insurance Rates
5. Presentation and Approval of 2026 Proposed Budget [copy on back]
6. Nomination, Election and Results of Mail in Ballots of Board Members
 - Nomination of new Board members.
 - Interested members must be in good standing with the HOA.
 - It is crucial for an HOA to have an involved Board of Directors and homeowner participation if you are interested in helping in any way, please attend this meeting!
7. 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.

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

Cedar Park Masters HOA is inviting you to a scheduled Zoom meeting.

Topic: Cedar Park Masters Annual Meeting

Time: May 5, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82277521439?pwd=xzLrygkjECggtFqqlAYbf7NQAnoDbM.1>

Meeting ID: 822 7752 1439

Passcode: 797757

CEDAR PARK MASTER HOA

2026 Proposed Budget

		Budget '25	Actual '25	Proposed '26	Proposed 2026 w/4.73% 288.00
Income					
4500	HOA Assessment (\$275*20)	5500.00	4,890.00	5,500.00	5,760.00
4810	Prepaid Assessment	0.00	1.00	0.00	0.00
5720	Interest on Bank Accounts	0.00	4.79	0.00	0.00
5800	Late Fee	0.00	7.33	0.00	0.00
Total Income		5500.00	4,903.12	5,500.00	5,760.00
Expenses					
6258	Landscape Maint-On Contract	250.00	0.00	0.00	0.00
6259	Landscape Maint-Off Contract	100.00	0.00	0.00	0.00
6270	Irrigation System Expense	600.00	0.00	0.00	0.00
6275	Irrigation Water Shares	180.00	473.76	0.00	0.00
6300	Management	3600.00	3600.00	3,960.00	3,960.00
6320	Insurance	1800.00	0.00	2,000.00	2,000.00
6410	Electricity	500.00	0.00	0.00	0.00
6470	Postage/Mailing	200.00	161.25	200.00	200.00
6700	Legal/Accounting	140.00	140.00	150.00	150.00
6702	Taxes & Licenses	70.00	25.00	70.00	70.00
Total Expenses		7440.00	4400.01	6,380.00	6,380.00
Net Income		-1940.00	503.11	-880.00	-620.00
Operating Account as of 12/18/2024		<u>3,306.05</u>			
Total Cash as of 12/18/2024		<u>3,306.05</u>			

Cedar Park Masters HOA
2025 Annual Meeting is this a BOD meeting?
February 13, 2025

Meeting called to order at 1:00 pm.

Introduction of the Board of Directors:

- President: Mike White
- Vice President: Lisa Hick
- Sec/Treasurer: Tina Felt
- Board Member: Yvette Noble

Introduction of Heritage Property Management:

- Jade Buehrer-Locke & Briana Molinari

Members Present: Mike White, Tina Felt, and 00. [properties were represented in person, by proxy, or on Zoom. Quorum of 20%: Achieved.]

Review & Approval of 2023 Annual Meeting Minutes

- The 2024 annual meeting minutes were combined and unaccounted for.
- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:

- 2025 Annual Meeting
 - The annual meeting was cancelled due to inaccuracies from the previous HOA Manager at Heritage Property Management.
- Board members provided Heritage Property Management with historical information for the HOA.
- Clarification of Masters Association and Multi-Family Association
 - Houses on Keifer Avenue are only paying for irrigation water.
 - Moving forward each HOA will have separate annual meetings and related HOA activity.
- Irrigation Water Source
 - Both HOAs receive water from a gravity fed canal 8 6/10th St that runs down Pine Street.
 - There are 2 valves that raise the water and supply it to the homes within the community.
 - 10 homes shall be released from the Multi-Family Association to the Masters Association due to their request to only participate in the HOA for irrigation purposes.
- Covenant Amendment & Ballot Results
 - Records of the ballots are not accurate.
 - On file are 13 (Masters); 4 (Multi-Family).
 - Masters needed 39 passing ballots.
 - Multi-family needed 9 passing ballots.
 - The amendment was never filed.

Cedar Park Masters HOA
2025 Annual Meeting is this a BOD meeting?
February 13, 2025

New Business:

- Masters Association (20) vs. Multi-Family Association (34)
 - HPM informed the Board of how the Master and Sub associations shall function together.
 - Upon clarification, the Cedar Park HOAs are two separate entities that are neighbors.
 - Masters' dues are paid to cover insurance premiums and water shares.
 - Multi-Family dues are paid to cover landscaping and trash services, irrigation system expenses, and insurance premiums.
 - Multi-Family HOA is supposed to refund the Masters HOA for a portion of the irrigation water shares.
- HPM proposed to hold off on the 2025 Annual Meeting to fix accounting errors, meet with both HOA Board members, then draft notification for both HOAs membership.
 - HPM will send out recap to the remaining Board member so they are aware of the updates.
- Board members requested to have in person meetings instead of Zoom only.
- HPM informed the Board of the new in-office management practices.
- HPM informed the Board of the new online payment portal to take effect on August 1, 2025.

Meeting adjourned at 1:30 pm.

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

**CEDAR PARK OWNERS MASTER ASSOCIATION INC.
2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Cedar Park Owners Master 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 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: March 1, 1999
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2557, Page 321, (Reception # 1890910).
7. The association's fiscal year is: January to December.
8. The per unit assessments are: \$288.00 paid annually. 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.

Cedar Park Masters HOA

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

March 27, 2026

Dear Homeowner,

The Cedar Park Masters 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 \$288.00 per year and will be effective as of May 1, 2026. Due by May 31, 2026.**

Please make checks payable to: Cedar Park Masters HOA.

Online payments can be made at hpmgj.com. On your HOA profile page.

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

Sincerely,
Jade Buehrer-Locke
Community Association Manager
Heritage Property Management for the Board of Directors

**Cedar Park Masters Homeowners Association
ANNUAL MEETING 2026**

PROXY

**I am an Owner in the Cedar Park Masters HOA.
I will be unable to attend the Annual Meeting on Monday, May 4th, 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.