

# PEAR MEADOWS HOA

## 2026 Annual Meeting

Tuesday December 9, 2025

6:30 PM

Clifton Library 3270 D ½ Rd  
Mt. Garfield Room & Via Zoom (Details Below)

### Agenda

1. Verification of Quorum
2. Introduction of the Board of Directors
  - Celene Turnpaugh
  - Cheryl Sandquist
  - Chase Royce
3. Introduction of Heritage Property Management Team
  - Brieana Molinari
  - Ranese Rash
4. Approve 2025 Annual Meeting Minutes [copy enclosed]
5. Unfinished Business
6. New Business
7. Presentation & Ratification of 2026 Proposed Budget [copy on back]
8. Nomination & Election of Board Members
9. Adjournment

### Zoom Info

Topic: Pear Meadows Annual Meeting

Time: Dec 9, 2025 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84987389009?pwd=Nbt0bY6kWMY3HbnDVe9OVVxHb8ZaCa.1>

Meeting ID: 849 8738 9009

Passcode: 948417

**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 #116, Grand Junction, CO 81501 or via email to [info@hpmgj.com](mailto:info@hpmgj.com). Thank you

# Pear Meadows Estates

## 2026 Proposed Budget

\$35 increase / unit (less than 15%)

|                                | 2025<br>Approved | 2025 Actual<br>YTD | 2025<br>Projected | 2026<br>Proposed |
|--------------------------------|------------------|--------------------|-------------------|------------------|
| <b>Income:</b>                 |                  |                    |                   |                  |
| Annual Dues (\$275 X 54 units) | 12,960.00        | 12,860.00          | 12,960.00         | 14,850.00        |
| Violation Fines                | 0.00             | 100.00             | 100.00            | 0.00             |
| Lien Fees Recovered            | 0.00             | 0.00               | 0.00              | 0.00             |
| Interest on Bank Accounts      | 0.00             | 46.77              | 46.77             | 0.00             |
| Late Fee                       | 0.00             | 11.48              | 11.48             | 0.00             |
| <b>Total Income</b>            | <b>12,960.00</b> | <b>13,018.25</b>   | <b>13,118.25</b>  | <b>14,850.00</b> |
| <b>Expenses:</b>               |                  |                    |                   |                  |
| Repair & Maintenance           | 0.00             | 2,106.62           | 2,106.62          | 500.00           |
| Landscape Maint-On Contract    | 2,900.00         | 2,219.00           | 2,853.00          | 2,995.65         |
| Landscape Maint-Off Contract   | 0.00             | 0.00               | 500.00            | 0.00             |
| Irrigation System Expense      | 500.00           | 172.89             | 172.89            | 500.00           |
| Irrigation/Water Shares        | 200.00           | 200.00             | 200.00            | 220.00           |
| Management                     | 5,184.00         | 3,904.00           | 5,248.00          | 5,376.00         |
| Insurance                      | 2,000.00         | 1,244.00           | 1,244.00          | 1,500.00         |
| Electricity                    | 200.00           | 167.00             | 197.37            | 240.00           |
| Bank Charges                   | 25.00            | 4.89               | 4.89              | 10.00            |
| Postage / Mailing              | 650.00           | 646.50             | 930.00            | 1,080.00         |
| Legal & Accounting             | 140.00           | 140.00             | 140.00            | 150.00           |
| Lawyer/Legal Expenses          | 500.00           | 0.00               | 0.00              | 500.00           |
| Taxes & Licenses               | 60.00            | 69.00              | 69.00             | 100.00           |
| Lien Filing / Processing       | 0.00             | 0.00               | 372.00            | 400.00           |
| Site Inspections               | 70.00            | 70.00              | 210.00            | 210.00           |
| Reserve Fund                   | 500.00           | 0.00               | 1,000.00          | 1,000.00         |
| <b>Total Expenses</b>          | <b>12,929.00</b> | <b>8,837.28</b>    | <b>13,141.15</b>  | <b>14,781.65</b> |
| <b>Net</b>                     | <b>31.00</b>     | <b>4,180.97</b>    | <b>-22.90</b>     | <b>68.35</b>     |

| Balances                         |                  |
|----------------------------------|------------------|
| Operating Account as of 10/10/25 | 5,061.63         |
| Reserve Account as of 10/10/25   | 10,774.42        |
| <b>Total Cash</b>                | <b>15,836.05</b> |

**\*\*The Reserve Account is for the  
repair/replacement of Irrigation System  
& Mailboxes**

# Pear Meadows Homeowners' Association

Annual Meeting minutes  
November 18, 2024

Meeting called to order at 6:06 PM.

Members present: Celene Turnpaugh, Cheryl Sandquist, Chase Royce, Marka & Lloyd Wagoner, Ken & Beck Hahn, Siouxanne Mease, Sandra & Robert Kiedrowski, and Jo Knight. 1 proxy was received. 9 properties were represented. Quorum was not achieved.

Introduction of Board of Directors:

- Celene Turnpaugh
- Cheryl Sandquist
- Stacy Noblitt (absent)
- Chase Royce

Introduction of Hertiage Property Management Team:

- Briana Molinari & Jade Buehrer-Locke

Prior Notice of Meeting: Mailed via First Class 30 days in advance, email notice sent at least 24 hours in advance.

Review and Approval of 2023 Annual Meeting Minutes: Approved without revisions. M/S/C 0 opposed.

Unfinished Business:

- None

New Business:

- CC&R Reminders
  - RVs and Trailers are only to be parked for a maximum of 48 hours, if not in a garage or behind a privacy fence, for the purpose of loading and unloading.
    - The HOA cannot enforce this on the street as the streets are owned by the county.
  - All Owners are to maintain their lots in an attractive, weed free condition.
- Parking and Sidewalk Accessibility
  - Owners parking on the curve connecting Pear Meadows St and Red Pear Dr are causing a blind spot.
  - The Board offered to speak to specific Owners that are causing safety concerns with their current parking arrangements. If problems persist in February of 2025, Owners are encouraged to submit complaints to Mesa County Code Enforcement.
  - Basketball hoops present on the sidewalk are also out of compliance with Mesa County code.
    - Heritage can notify and request compliance from the Owners but cannot impose fines.

# Pear Meadows Homeowners' Association

Annual Meeting minutes

November 18, 2024

- HOA Sign
  - There is still interest from homeowners.
  - This is a possibility to be explored in the future as the budget will still not allow for this project this year.
- Irrigation System Clarification
  - Irrigation system is solely for the landscaping of the common area (near the detention pond and along 30 ¼ Rd)
  - Homeowners discussed possibility of removing all vegetation to eliminate the need for the irrigation system. Many homeowners agreed that they do not want the vegetation removed.
  - Individual homes use domestic water.
- Site Inspections & Covenant Enforcement
  - Colorado State law has made it difficult for the HOA to enforce it's covenants.
  - 2 certified letters (1 per 30 days) must be sent to the Owner before a fine can be assessed.
  - Some violations such as nuisance disturbances cannot be enforced.
  - Site inspections completed by Heritage are in addition to the HOA's normal monthly fee and are charged at an hourly rate of \$35.00.

## 2025 Budget Review:

- 2025 Dues will be increased to \$240.00 per year.
- All Owners except for two have paid their Dues for 2024.
- Heritage discussed large increases in insurance premiums across carriers.
  - This same situation was discussed last year and ultimately caused a deficit in the 2024 budget.
  - American Family will not be providing insurance to HOAs in 2025 further limiting options for carriers.
  - Insurance companies look at Reserve Funds to gage an Association's financial stability.
  - The main goal is to keep Pear Meadows HOA insurable.
- Landscaping
  - The landscaping vendor mainly provides weed maintenance and irrigation system maintenance and repairs.
  - Thompson's has been the only landscaper to provide a quote to the Association over the past few years.
  - Heritage explained that Thompson's is reliable, knowledgeable and is easy to communicate with. These qualities can be hard to find.
- Legal & Accounting
  - \$140.00 is allocated for filing the Association's taxes.
- Lawyer/Legal Expenses
  - \$500.00 is allocated as a buffer for potential legal expenses such as questions that require a professional opinion from an attorney.
- Any unused funds will go back into the HOA's Reserve Fund.
- HPM will post the approved budget to the webpage.

# Pear Meadows Homeowners' Association

Annual Meeting minutes  
November 18, 2024

## Nomination & Election of Board Members

- Quorum was not achieved and therefore no nominations were made.
- Marka Wagoner and Siouxsanne Mease expressed interest in serving on the Board.
- The Board can appoint members at a later date.
- Current Board members will continue for another year.

Meeting adjourned at 7:15 PM.

Minutes taken by Jade Buehrer-Locke  
Heritage Property Management

**PEAR 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: Pear Meadows Homeowner's Association
2. HOA Disclosure Documents, Declaration, 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 7, 2014
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 5618, Page 310, Reception # 2694845
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$275.00 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.

**Pear Meadows Homeowners Association  
ANNUAL MEETING 2026**

|              |
|--------------|
| <b>PROXY</b> |
|--------------|

**I am an Owner in the Pear Meadows Homeowners Association. I will be unable to attend the Annual Meeting on Tuesday, December 9, 2025, and I am designating 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](mailto:info@hpmgj.com) )