Orchard Park Homeowners Association

2027 Annual Meeting

Tuesday, December 15, 2026 at 6:15 PM & via Zoom

Lincoln Orchard Mesa Elementary – Cafeteria
(2888 B ½ Rd, Grand Junction, CO 81503)

Agenda

1. Introduction of the Board of Directors
    - President: Terry Wheeler
    - Board Member: Jim Mousseau
    - Board Member: Eric Davidson

2. Introduction of Heritage Property Management Members
    - Ranese (Raye) Rash & Kait Molinari (Admin Assistant)

3. Approve 2026 Annual Meeting Minutes [copy on back]

4. Unfinished Business
    - CC&R Reminders
        - Garbage Cans (Section 7.13)
        - RV Storage (Section 7.17)
        - Lawn Maintenance (Section 7.11; b & d)

5. New Business

6. Presentation of 2027 Proposed Budget [copy enclosed]
    - Dues Increase

7. Nomination & Election of Board Members

8. Adjournment

Zoom Information:
Topic: Orchard Park HOA 2027 Annual Meeting
Time: Dec 15, 2026 06:15 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/83215765116?pwd=VwLYextpd4BBO8YRv7frjmnbWAkreU.1
Meeting ID: 832 1576 5116
Passcode: 497659

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.

Orchard Park HOA
2026 Annual Meeting
Tuesday, December 16, 2025

Meeting called to order at 6:00pm.

Introduction of the Board of Directors:
- President: Terry Wheeler
- Board Member: Jim Mousseau

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

Members Present: Tina Reid, Terry Wheeler, Carl Pfifer, Eric Davidson, Jim Mousseau, Zach Diaz, Omar Campos (ZOOM), and Pam Marsing (ZOOM). [1 proxy received; 9 properties were represented in person, by proxy, or on Zoom. Quorum Achieved.]

Review & Approval of 2025 Annual Meeting Minutes
- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:
- Irrigation Update
    - Repairs will be made in the spring to the lateral valve near Rhonda Lee Rd & North John Hall Rd.
    - The valve requires digging about 3 to 4 feet in the ground, to remove the equipment to repair and/or replace.
        - Repairs are estimated at $1,000 and replacement is estimated at $1,500.
        - The Board received one bid and will continue to look for more.
    - Vaults have been drained earlier in the year and do not require further maintenance at this time.
    - Any issues with the pump or pressure valves, try to water at a different time.

New Business:
- CC&Rs Reminders
    - RV & Trailer Parking/ Vehicle Parking: See Section 7.17
- ACC Requests & Completion of Projects
    - See Articles 7 and 8 of the CC&Rs.
    - Garbage Cans: See Section 7.13 of the CC&Rs.
        - “Equipment, garbage cans, service yards, wood piles, brick piles and storage areas shall be adequacy screened by plantings or construction approved by the ACC to conceal the same view from neighboring Lots and streets.”

DRAFT

Orchard Park HOA
2026 Annual Meeting
Tuesday, December 16, 2025

- Orchard Park Webpage Reminder
  - Visit, www.hpmgj.com, click on HOAs, scroll to Orchard Park.
  - You can pay online, view governing documents, insurance, notices, monthly financials, and find request forms for ACC.
  - If you need assistance paying online, please call HPM at 970-243-3186 or email us at info@hpmgj.com.
  - HPM will send out reminders with the annual dues notice to all owners.
- Neighboring Communities & Dogs
  - To remind visitors, specifically dog owners along 29 ½ Rd, to clean dog waste left behind, the Board will place 3 signs.
  - 2 along 29 ½ Rd and 1 near the retention pond.

Presentation & Ratification of 2026 Proposed Budget

- There is no increase for the dues assessments; they will remain at $645.00/year.
- Dues are payable to Orchard Park HOA by January 31, 2026.
- Motion to approve the budget. M/S/C 0 opposed.
- HPM will post the approved budget to the webpage.

Nomination & Election of Board Members

- Members must be in good standing with the HOA.
- The floor was opened for nominations.
- Eric Davidson was nominated to serve on the Board. M/S/C 0 opposed.
- The floor was closed for nominations.
- Terry Wheeler and Jim Mousseau will continue to serve on the board for 2026. M/S/C 0 opposed.

Meeting adjourned at 6:18 pm.

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

DRAFT

Orchard Park HOA
2027 Proposed Budget

5.4% Increase ($645 -> $680)

Income	2026 Approved	2026 Actual YTD*	2026 Projected	2027 Proposed
HOA Assessment ($680 x 20 Lots)	12,900.00	12,900.00	12,900.00	13,600.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Violation Fines	0.00	0.00	0.00	0.00
Interest On Bank Accounts	0.00	9.90	15.00	0.00
Late Fees	0.00	48.33	48.33	0.00
Total Income	**12,900.00**	**12,958.23**	**12,963.33**	**13,600.00**

Expenses	2026 Approved	2026 Actual YTD*	2026 Projected	2027 Proposed
Landscape Maint-On Cont.	3,680.00	3,150.00	3,680.00	4,681.00
Landscape Maint-Off Cont.	400.00	977.50	977.50	400.00
Lien/Filing & Processing Fees	186.00	0.00	0.00	0.00
Irrigation System Expense	500.00	196.00	250.00	500.00
Hydrovac/Jetting	850.00	0.00	450.00	850.00
Irrigation Valve Repair/Replacement	1,300.00	1,050.00	1,050.00	300.00
Management	3,600.00	3,000.00	3,600.00	3,960.00
Insurance	950.00	823.18	823.18	875.00
Electricity	500.00	315.69	495.69	550.00
Bank Charges	20.00	20.64	20.64	25.00
Postage & Mailing	250.00	65.25	225.00	250.00
Legal & Accounting	150.00	150.00	150.00	160.00
Taxes & Licenses	100.00	69.00	69.00	100.00
Meeting Expenses	25.00	16.95	16.95	20.00
Reserve Acct	500.00	0.00	1,000.00	900.00
Total Expenses	**13,011.00**	**9,834.21**	**12,807.96**	**13,571.00**
Net Income	**-111.00**	**3,124.02**	**155.37**	**29.00**

Operating Account as of 10/19/2026 **9,660.99**

*YTD as of 10/19/2026

Orchard Park Homeowners Association

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

November 10, 2026

Dear Homeowner,

The Orchard Park 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 $680 per year and will be effective as of January 1, 2027.

We would like to remind all members that dues are to be paid by January 31, 2027 and late fees will be actively assessed.

Please make checks payable to: Orchard Park Homeowners Association.

Online payments can be made at www.hpmgj.com. The online payment link is under 'HOA Dues' of the HOA webpage.

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

Sincerely,

Heritage Property Management for the Board of Directors

ORCHARD PARK HOMEOWNERS ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Orchard Park 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: June 8, 2020

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book ___, Page ___, Reception # 2927192

7. The association's fiscal year is: January to December

8. The per unit assessments are currently: $680.00 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.

Orchard Park Homeowners Association
ANNUAL MEETING 2027

PROXY

I am an Owner in the Orchard Park Homeowners Association.
I will be unable to attend the Annual Meeting on Tuesday, December 15, 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.