

Orchard Park HOA
2026 Annual Meeting
Tuesday, December 16, 2025
6:00 PM

Lincoln Orchard Mesa Elementary – Cafeteria
2888 B 1/2 Rd, Orchard Mesa, CO 81501
& Via Zoom (see below for details)

Agenda

1. Introduction of the Board of Directors
 - President: Terry Wheeler
 - Board Member: Jim Mousseau
2. Introduction of Heritage Property Management Team
 - Brieana Molinari & Raye Rash
3. Approve 2025 Annual Meeting Minutes [copy enclosed]
4. Unfinished Business
 - Irrigation Update
5. New Business
 - CC&Rs Reminders
 - RV & Trailer Parking
 - Vehicle Parking
 - ACC Requests - & Completion of Projects
 - Orchard Park Webpage Reminder
6. Presentation & Ratification of 2026 Proposed Budget [copy on back]
7. Nomination & Election of Board Members
8. Adjournment

Zoom Info:

Topic: Orchard Park Annual Meeting

Time: Dec 16, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86760505211?pwd=QgQav1v7P0LGjf4m9ohHGeGGvNi5Cl.1>

Meeting ID: 867 6050 5211

Passcode: 712994

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 Proposed Budget

	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Proposed
Income				
HOA Assessment (\$645 x 20 Lots)	12,900.00	12,900.00	12,900.00	12,900.00
Lien Fees Recovered	0.00	168.00	168.00	0.00
Violation Fines	0.00	0.00	0.00	0.00
Interest On Bank Accounts	0.00	12.36	12.36	0.00
Late Fees	0.00	9.54	9.54	0.00
Total Income	12,900.00	13,089.90	13,089.90	12,900.00

	2025 Approved	2025 Actual YTD*	2025 Projected	2026 Proposed
Expenses				
Landscape Maint-On Cont.	3,325.00	3,316.73	3,325.00	3,680.00
Landscape Maint-Off Cont.	100.00	375.00	375.00	400.00
Lien/Filing & Processing Fees	161.00	156.00	156.00	186.00
Irrigation System Expense	500.00	391.50	391.50	500.00
Irrigation Water/Shares	250.00	0.00	0.00	0.00
Hydrovac/Jetting	1,500.00	650.00	650.00	850.00
Irrigation Valve Repair/Replacement	0.00	0.00	0.00	1,300.00
Management	3,600.00	3,000.00	3,600.00	3,600.00
Insurance	900.00	828.00	828.00	950.00
Electricity	500.00	354.06	463.81	500.00
Bank Charges	0.00	18.43	18.43	20.00
Postage & Mailing	350.00	163.50	220.00	250.00
Legal & Accounting	140.00	140.00	140.00	150.00
Taxes & Licenses	70.00	69.00	69.00	100.00
Meeting Expenses	0.00	0.00	25.00	25.00
Reserve Acct	1,500.00	0.00	1,500.00	500.00
Total Expenses	12,896.00	9,462.22	11,761.74	13,011.00

Net Income	4.00	3,627.68	1,328.16	-111.00
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Operating Account as of 11/11/25	7,562.90
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*YTD as of 11/11/25

Orchard Park Homeowners Association

Annual Meeting Minutes
December 12, 2024

Meeting began: 6:17 PM

Introduction of Board of Directors:

President:	Terry Wheeler
Secretary:	Steve Williams

Introduction of Heritage Property Management: Briana Molinari

Members Present: Tina Reid, Terry Wheeler, John Stevens, Steve Williams, Lexter Rodriguez, Jim & Neshama Mousseau, Zach Diaz, and Carl Pfifer [Quorum achieved; 8 units required; 8 properties represented in person or by proxy]

Approval of 2023 Annual Meeting Minutes M/S/C 0 opposed.

Unfinished Business

- Jetting
 - The Board is in the process of getting quotes.
 - Some vendors have trouble accessing the vaults.
 - If jetting is not possible, Sharp Lawn Care can be hired again to remove the sediment by hand.
 - Something needs to be done before the water is turned on in the spring.
- Irrigation Update
 - Neighboring lots still have senior water rights.
 - The Board has met with Orchard Mesa Irrigation and with the neighbors to the north of the HOA twice.
 - Two gates flow through the vault on Ronda Lee Rd, if both gates are opened there is too much water and the system floods.
 - The neighbors to the north continue to open up their gate too much.
 - Orchard Mesa Irrigation has communicated to these neighbors at what height the gate should be set and to leave it alone. It was only a temporary fix.
 - At this time there is no permanent fix.
 - If problems persist in 2025, the Board will contact Orchard Mesa Irrigation again to have the gates chained.

New Business

- Parking: there is no parking on street / driveway for recreational vehicles.
 - It presents a safety hazard due to streets being narrow. Emergency vehicles will struggle with limited access.
 - The CCR's state 2 passenger vehicles parked on the concrete driveway. Gravel parking is not allowed.
 - Inoperable vehicles are not permitted.

Orchard Park Homeowners Association

Annual Meeting Minutes
December 12, 2024

- ACC Requests
 - Forms for exterior changes are on the HPM webpage for Orchard Park.
 - Projects must be completed within 6 months of the approved ACC request as stated in Section 8.07 in the CC&Rs.
 - All exterior changes must be submitted and approved before work can begin. (Landscape, exterior painting, sheds, etc.).
- Orchard Park Webpage Reminder
 - HOA webpage located at www.hpmgj.com

2025 Proposed Budget M/S/C 0 opposed. The budget will be posted to the webpage.

- Dues for 2025 will be \$645.00 per unit.
- Discussion concerning the importance of building up a reserve fund.
- The HOA wants to avoid special assessments.

Open Forum.

- Comment made that xeriscape is every bit as expensive as lawns.

Nomination & Election of Board Members

- Floor open for nominations, Jim Mousseau volunteered to serve.
- Terry Wheeler & Steve White agreed to serve one more year.
- Motion to accept current slate of directors. M/S/C 0 opposed.

Meeting was adjourned: 6:58 PM

Minutes taken by:

Heritage Property Management

ORCHARD PARK HOMEOWNERS ASSOCIATION
2026 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: \$685.00 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 HOA
ANNUAL MEETING 2026**

PROXY

I am an owner in ORCHARD PARK HOA. I will be unable to attend the Annual Meeting on Tuesday, December 16, 2025, 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.

Properties owned in ORCHARD PARK HOA: _____

Signature: _____ **Printed Name:** _____

Please return signed Proxy Form to Heritage Property Management

2650 North Ave, Suite 116, GJ, CO 81501 or email to info@hpmgj.com