

# Horizon Park East HOA

## 2026 Annual Meeting

Thursday, January 15, 2026

At 3:00 PM

Heritage Property Management

2650 North Ave # 116

### Agenda

1. Introduction of the Board of Directors
  - Board Member: Mary Ann Rink
  - Board Member: Lynda Casellini
  - Board Member: Tim Brower
2. Introduction of Heritage Property Management Members
  - Briana Molinari & Raye Rash
3. Approve 2025 Annual Meeting Minutes [copy enclosed]
4. Unfinished Business
5. New Business
6. Presentation of 2026 Proposed Budget
7. Nomination and Election of Board Members
  - Any interested members must be in good standing with the HOA
8. Open Forum
9. Adjournment

### Zoom Info

Topic: Horizon Park East Annual Meeting

Time: Jan 15, 2026 03:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81566085093?pwd=HwM50ALyUhQ2NAPaLwTQOPfPbnk1tO.1>

Meeting ID: 815 6608 5093

Passcode: 185607

**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.

## Horizon Park East HOA

### 2026 Proposed Budget

	<b>Income</b>	<b>Proposed 2024</b>	<b>Actual 2024</b>	<b>Approved 2025</b>	<b>Actual YTD* 2025</b>	<b>Proposed 2026</b>
4500	Income from Dues (\$170 x 22 x 12)	41,910.00	40,010.00	44,880.00	44,880.00	44,880.00
5720	Interest on Bank Accounts	6.00	80.42	0.00	36.24	0.00
5800	Late Fee	0.00	0.00	0.00	0.00	0.00
4502	Special Assessment (\$200 x 22 units)	0.00	347.22	0.00	0.00	0.00
	<b>Total income</b>	<b>41,916.00</b>	<b>40,437.64</b>	<b>44,880.00</b>	<b>44,916.24</b>	<b>44,880.00</b>
	<b>Fixed Expenses</b>	<b>Proposed 2024</b>	<b>Actual 2024</b>	<b>Approved 2025</b>	<b>Actual YTD* 2025</b>	<b>Proposed 2026</b>
6258	Landscape Maintenance (On Contract)	21,000.00	16,715.00	18,000.00	17,015.00	18,000.00
6259	Landscape Maintenance (Off Contract)	500.00	2,350.00	2,500.00	876.50	1,500.00
6256	Tree/Shrub Maintenance	1,000.00	0.00	0.00	0.00	1,000.00
6261	Snow and Ice Removal	500.00	0.00	500.00	0.00	2,000.00
6267	Sediment Pond Cleaning	750.00	845.00	1,000.00	500.00	850.00
6270	Irrigation System Expense	5,000.00	5,758.43	5,000.00	1,703.75	3,000.00
6271	Irrigation Pond Maintenance	3,500.00	0.00	0.00	0.00	0.00
6273	Irrigation Jetting	750.00	0.00	0.00	0.00	0.00
6300	Management	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00
6320	Insurance	2,000.00	1,016.00	1,500.00	1,205.00	1,500.00
6410	Electricity	500.00	646.57	650.00	632.73	650.00
6460	Bank Charges	25.00	8.85	25.00	0.00	25.00
6470	Postage Mailing	550.00	429.75	475.00	279.00	350.00
6700	Legal/Accounting	140.00	140.00	140.00	140.00	140.00
6702	Taxes & Licenses	60.00	68.00	70.00	69.00	100.00
	Capital Reserve	5,000.00	5,000.00	10,000.00	10,000.00	11,000.00
	<b>Total Expenses</b>	<b>45,475.00</b>	<b>37,177.60</b>	<b>44,060.00</b>	<b>36,620.98</b>	<b>44,315.00</b>
	<b>NET INCOME</b>	<b>-3,559.00</b>	<b>3,260.04</b>	<b>820.00</b>	<b>8,295.26</b>	<b>565.00</b>
	Operating Balance (as of 12/09/25)	21,231.13				
	Reserve Balance (as of 12/09/25)	19,126.03				
	<b>TOTAL CASH</b>	<b>40,357.16</b>				

# Horizon Park East Homeowners Association

## Annual Meeting Minutes

January 30, 2025

The meeting began at 3:03 PM.

### Introduction of Board of Directors:

- Board Member: Mary Ann Rink
- Board Member: Lynda Casellini
- Board Member: Tim Brower

### Heritage Property Management (HPM):

- Briana Molinari & Jade Buehrer-Locke

### Members Present:

- Andre' van Sachfen, Lynda Casellini, David & Michele Soderborg, James Marsh & Linda Witt, Bobbi Alpha, Joseph Gyure, Travis Johnson, Mary Ann Rink, Ella Blume, Katherine Jones, and Maria Vasconez. [Quorum Achieved; 4 proxies received; 15 properties represented in person or by proxy]

2024 Minutes were approved as written. M/S/C 0 opposed. Approved minutes will be posted to the website.

### Unfinished Business:

- McDonald's Construction Update
  - Last update was in November or December of 2024.
  - The land has still not yet been purchased by McDonald's but is under a lease option.
  - The property is located just east of N 15<sup>th</sup> St.
  - There will be a wall separating the property.
  - An access road that would connect G Rd to Horizon Dr through the property has been approved.
  - Homeowners are concerned with the potential for increased traffic.
- Irrigation System Update
  - Ongoing issues with the ditch were discussed.
  - The Association cleaned out the sediment from the ditch last year and installed large rock to help mitigate the buildup.
  - The Association also plans to regularly clean out and flush out the sediment from the ditch going forward.
  - The intake hose was replaced in 2024.
  - The head gate was also replaced recently.
  - A homeowner shared concerns about sediment causing increased wear on their own sprinkler system.
  - Weed and cattail mitigation throughout the ditch is also planned for this year.
  - Homeowners requested that more updates are shared with all owners when irrigation may be unavailable.
    - Sometimes this is difficult due to how quickly a situation may change with irrigation.
    - Notices can also sometimes be posted to the mailboxes.
  - Irrigation normally starts late April and ends early to mid October.

# Horizon Park East Homeowners Association

## Annual Meeting Minutes

January 30, 2025

### New Business:

- Leaf Clean Up
  - The landscaping contract already has two leaf clean ups built in.
  - Many trees hang on to their leaves well into late winter.
  - Homeowners were encouraged to contact Heritage with any landscaping concerns in a timely manner so that they can be addressed with the landscaper.
- Road Maintenance
  - Heritage will reach out to the City of GJ to request maintenance to the cul-de-sac.
- Trash Cans
  - Some homeowners have been told that they cannot have a smaller trash can by the City. However, some homeowners already have smaller trash cans.
  - Heritage will also reach out to the City of GJ to confirm this.

### Discussion of 2025 Proposed Budget:

- No Dues increase proposed for 2025.
- Revisions to original budget that was sent out:
  - Updated amount for 'Income from Dues': \$44,880.00
  - Updated amount for 'Capital Reserve': \$10,000.00
- A homeowner commented that they believed the Reserve amount to be too high and that ultimately the Association could reduce that amount and reduce the amount of monthly Dues.
  - Another homeowner commented that Horizon Park East has high risk, unpredictable expenses and that is why the budget has such a large Reserve Contribution.
- Adequate reserves will help mitigate the need for Special Assessments and increased insurance rates.
- Motion made to reduce the monthly dues by \$25 to \$145 per month. The motion was seconded.
  - Discussion:
    - This would reduce the yearly income by \$6,600 and would ultimately reduce the Reserve Contribution for 2025 to \$3400.00.
    - A homeowner commented that if an adequately funded Reserve Account would help make sure that the Association stays insurable then they would rather be safe than sorry.
    - Other homeowners made comments that HOA Dues in other places that they have lived in have been 4 or 5 times the amount of Horizon Park East's Dues.
    - Another homeowner commented that Horizon Park East has decreased their Dues in the past and it made the next increase feel much bigger.
  - Vote: 1 abstained vote; 12 votes against motion. Motion was not passed. Dues will remain at \$170 per month for 2025.
- The insurance premium did not increase from 2023 to 2024 however the new premium for 2025 will not be available until at least May of 2025 so the proposed amount of \$1,500.00 is an estimate.
- The proposed amount for landscaping in 2025 is \$18,000.00. The actual contract amount did come in just below \$18,000.00.
  - A comment was made that the current landscaping company had done a good job.
- The Association is responsible for snow removal of all of the sidewalks and up to the front door of each home if the snow accumulation is above 2 inches.
- The 2025 Proposed Budget was ratified with the above mentioned revisions.

# Horizon Park East Homeowners Association

## Annual Meeting Minutes

January 30, 2025

### Nomination and Election of Board Members:

- Current Board Members discussed the amount of work involved with being on the Board.
- Floor opened for nominations.
- Mary Ann Rink volunteered to serve on the Board for another year.
- Lynda Casellini volunteered to serve on the Board for another year.
- Mary Ann will check with Tim Brower to see if he is still interested in serving on the Board.
- If not, the Board can appoint Travis Johnson to the Board.
- Floor closed for nominations.
- Acceptance of current slate of board members. M/S/C 0 opposed.

### Open Forum:

- One homeowner made a statement concerning the initial denial of their roofing project.
  - They stated that they were hurt that a meeting was called to discuss it they that were not invited to.
  - The Board clarified that there was not a meeting but they did contact homeowners individually by phone to get opinions.
  - The project was initially denied to ensure that the aesthetics were uniform throughout the neighborhood.
- Homeowners were encouraged to serve on the Board or a committee if they would like more input on decisions such as ACC requests.

The meeting adjourned at 4:28 PM.

Minutes were recorded by:

Heritage Property Management

**HORIZON PARK EAST HOMEOWNERS ASSOCIATION**  
**2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Horizon Park East 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](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: December 14, 1993
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2015, Page 275, Reception # 1656799
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$170.00 / month. 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.

## HORIZON PARK EAST HOA ANNUAL MEETING 2026

PROXY
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**I am an owner in HORIZON PARK EAST HOA. I will be unable to attend the Annual Meeting on Thursday, January 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(s) in Horizon Park East HOA:** \_\_\_\_\_

**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) or send with your designated Proxy to the meeting.