

**Red Tail Ridge II Homeowners Association**  
**2026 Annual Meeting**  
**Thursday, March 19, 2026**  
**5:30 PM**

**or via Zoom (please see information below)**

116 Dry Creek Ct. Grand Junction CO 81503

Please bring your own chair.

Agenda

1. Introduction of Board of Directors
  - President: Kim Crane
  - Board Member: Nick Atwood
2. Introduction of Heritage Property Management Members
  - Briana Molinari & Raye Rash
3. Approval of 2025 Annual Meeting Minutes [copy enclosed]
4. Unfinished Business
  - Separation of Red Tail Ridge II and Red Tail Ridge III Update
5. New Business
6. Ratification of 2026 Proposed Budget [copy on back]
7. Nomination and Election of Board Members
  - Any interested members must be in good standing with HOA
8. Adjournment

**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.

## Zoom Info

Topic: Red Tail Ridge II Annual Meeting

Time: Mar 19, 2026 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84027853409?pwd=94gkfHJRdYh3kNWkV3cMptlpdRngwa.1>

Meeting ID: 840 2785 3409

Passcode: 544773

## Red Tail Ridge II HOA

2026 Proposed Budget

9.23% Dues Increase (\$30)

	<b>2025 Approved</b>	<b>2025 Actual</b>	<b>2026 Proposed</b>
HOA Assessment (\$355 x 22 units)	7,150.00	7,150.00	7,810.00
Late Fee	0.00	26.25	0.00
Interest on Bank Accounts	0.00	0.32	0.00
Working Capital	300.00	600.00	0.00
<b>Total Income</b>	<b>7,450.00</b>	<b>7,776.57</b>	<b>7,810.00</b>
<b>Expenses</b>	<b>2025 Approved</b>	<b>2025 Actual</b>	<b>2026 Proposed</b>
Grounds Maintenance	1,000.00	1,744.72	1,500.00
Management	3,600.00	3,600.00	3,960.00
Storm Water Drain Maintenance	50.00	125.00	150.00
Insurance	2,000.00	951.00	1,200.00
Postage & Mailing	250.00	222.00	250.00
Legal & Accounting	140.00	140.00	150.00
Taxes & Licenses	170.00	125.00	100.00
Capital Reserve	340.00	0.00	500.00
<b>Total Expenses</b>	<b>7,550.00</b>	<b>6,907.72</b>	<b>7,810.00</b>
<b>Net Income</b>	<b>-100.00</b>	<b>868.85</b>	<b>0.00</b>
<b>Account Balances</b>			
<b>Cash in Checking Account 02/13/26</b>	<b>11,394.82</b>		
<b>Total</b>	<b>11,394.82</b>		

# Red Tail Ridge II Subdivision

## 2025 Annual Meeting Minutes

April 9<sup>th</sup>, 2025

Meeting began at 5:41 PM

Introduction of the Board of Directors:

- President: Kim Crane
- Vice-President: Gerard Carter
- Board Member: Nick Atwood

Owners Present: Kim Crane & Larry Meens, Jo Ann Hargis, Gerard Carter, Chris Schnell, Nathan Noble, and Nick Atwood [14 required; 1 proxies received; 7 properties were represented in person or by proxy; Quorum not met.]

Introduction of Heritage Property Management Team (HPM):

- Briana Molinari & Jade Buehrer-Locke

2024 Annual Meeting Minutes were approved as written M/S/C 0 opposed. Minutes will be posted to the webpage.

Unfinished Business:

- Irrigation leak outside weir might still be present from last year, system needs to be started and pressurized to confirm.
- Separation of Red Tail Ridge II (RTRII) and Red Tail Ridge III ( RTRIII)
  - The Association is still waiting on Red Tail Development's attorney to reach out with next steps.
  - No progress has been made since last year.

New Business:

- Irrigation Reminder: Once the water is turned on, it is at least 1-2 weeks before any homeowner should use the water. This is to allow the dirt and debris to settle. The water is very dirty at the beginning of the season.
- Tract W Maintenance Agreement
  - Tract W is the driveway between lot 10 & 11 and the rest of the HOA.
  - HOA owns the tract; the owners of those two lots are responsible for the maintenance.
  - The crossing over the canal did not have a crossing agreement signed, so those owners are unable to use the crossing until one is signed.
  - Orchard Mesa Irrigation District stated that Red Tail Ridge II HOA and/or the lot owners were responsible of the maintenance of the crossing when this came up.
  - An attorney was contacted to verify or explore options.
  - Even though the 2<sup>nd</sup> Amendment to the Declaration states that Tract W is a limited common element and that the owners of lots 10 and 11 will be responsible for the maintenance of the tract, an amendment may need to be created to define the maintenance and specifically reference the canal crossing.
  - Creating an amendment would most likely cost a couple thousand dollars meaning a Special Assessment for the homeowners.
  - An amendment would also require a ballot with a majority affirmative vote from the membership of Red Tail Ridge II.
  - The issue would arise if those owners argued the definition of maintenance.

# Red Tail Ridge II Subdivision

## 2025 Annual Meeting Minutes

April 9<sup>th</sup>, 2025

- The attorney thought that the HOA had a good argument to say that maintenance includes everything including major repairs. There's always a chance that it could still be an issue though.

### 2025 Proposed Budget:

- American Family will most likely non-renew the HOA's policy for next year. They are discontinuing their coverage for HOAs in 2025. Therefore, the HOA can expect to see an increase in the insurance premium through a different company. This has been reflected in the budget.
- Shared irrigation bills
  - The cost of any irrigation repair that involves both subdivisions (RTRII 38% & RTR 62%) will be split based on the amount of homes in each subdivision.
- A dues increase will most likely be necessary next year (2026).
- The Board can raise the dues a maximum of 10% without a membership vote.
- No oppositions or vetoes for the proposed budget.
- The 2025 budget is ratified.

### Nomination & Election of Board Members:

- Elections for Board members not held due to quorum deficiency.
- Kim, Gerard, and Nick will continue to serve for another year.

Meeting adjourned at 6:17 PM

Minutes recorded by  
Heritage Property Management for the Board of Directors

**RED TAIL RIDGE II HOMEOWNERS ASSOCIATION  
2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: Red Tail Ridge II 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: April 20, 2011
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 5148 Page 665, Reception # 2569803
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$355.00 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.

**Red Tail Ridge II Homeowners Association  
ANNUAL MEETING 2026**

**PROXY**

**I am an Owner in the Red Tail Ridge II HOA. I will be unable to attend the Annual Meeting on Thursday, March 19, 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 In Red Tail Ridge II:** \_\_\_\_\_ **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](mailto:info@hpmgj.com).