Submit by Email | Print Form

River Bend Townhomes HOA
2027 Annual Meeting Agenda
Monday, November 16th, 2026 @ 6:00 PM
Zoom Meeting Only – See Below for Details

Agenda

1. Introduction of Board of Directors
    - Board Member: Sheryl Griebel
    - Board Member: Paige Ferguson
    - Board Member: Mario Garcia

2. Introduction of Heritage Property Management Members
    - Brieana Molinari - Manager
    - Kait Molinari - Admin

3. Review and Approve 2026 Annual Meeting Minutes [copy enclosed]

4. Unfinished Business
    - Unfinished Maintenance Requests
    - Roofs
        - Current Status Review
        - Plan for upcoming replacements
    - Siding
    - Carports
    - Fencing
    - Insurance
    - Delinquencies Update

5. New Business

6. Presentation & Ratification of 2027 Proposed Budget [copy included]
    - <5% Dues Increase
    - Review new savings on operating costs
    - Review reserve status

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.

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.

Zoom Info:

Topic: River Bend 2027 Annual Meeting
Time: Nov 16, 2026 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/82849972335?pwd=tPMS10a5P8ZuFvw0JHu6hNQgfAY1n3.1
Meeting ID: 828 4997 2335
Passcode: 041066

River Bend HOA
2026 Annual Meeting
Tuesday, February 24, 2026

Meeting called to order at 6:04 pm.

Introduction of the Board of Directors:
- Board Member: Sheryl Griebel
- Board Member: Paige Ferguson
- Board Member: Mario Garcia

Introduction of Heritage Property Management:
- Jade Buehrer-Locke & Ranese (Raye) Rash (Admin Assistant)

In attendance: Landon Satterfield, Nicole Wilgenbusch, Sheryl Griebel, Paige Ferguson, Sergio Lopez, Amy Schierman, Phil Cox, and Wesley Smiler II. [1 proxy received; 9 properties were represented by proxy or on Zoom. Quorum of 20%: Not Achieved].

Review & Approval of 2025 Annual Meeting Minutes
- Quorum not achieved.
- Meeting minutes will be approved at the next annual meeting with quorum.

Unfinished Business:
- Roof Update
  - Costs of completing the project – Projected costs for completion $90,000.00
  - In the spring, the roofs will be reassessed.
- Siding Update
  - Siding repairs completed in the fall of 2025.
  - The remaining buildings have been graded for priority.
  - Siding was inspected this year. There is one building that will receive attention this year.
  - Replacement equipment was obsolete, pushing the project back further.
- Carports/ Parking Issues
  - There are a couple proposals to remove carports due to safety and poor design.
  - HPM inspected the carports. Some of the carports are made out of wood, putting cars at risk; due to rotting.
    - There is a 2-inch space where cars will hit the carport due to poor design.
  - HPM will send a poll about the interest of having the carports.
    - The structure materials shall be more cost efficient and have longevity.
  - New subdivision will enter through Sunnyside circle increasing traffic.
  - To complete any preventive maintenance, submit ACC for approval by the Board.
  - CC&Rs Article VII Architectural Control
    - Forms can be found on www.hpmgj.com under River Bend Townhome Owners Association, Inc., scroll to the bottom to 'Custom Documents'.
    - http://admin.hpmgj.com/uploads/a76c3af4-f408-46b5-9013-c45ec8c7faae.pdf

DRAFT

River Bend HOA
2026 Annual Meeting
Tuesday, February 24, 2026

- Fencing/ Tree Trimming
    - Costs of removal and replacement $90,0000.00.
    - Canal Fencing proposal with Ditch Association.
        - HPM met with the Ditch writers, insurance is affected due to deferred maintenance and trees growing against the fence.
    - An inspection will be completed to remove and trim trees in the community.
- Insurance Update
    - Insurance costs and limited coverage opportunity
        - Flood plains were reassessed this year and each building will need flood coverage.
        - It is estimated about a $30,000 increase to cover the 3 buildings that do not have flood coverage.
- Delinquencies Update
    - HPM collections process was updated last year with a goal to collect as much owed to the association as possible.
    - Special Assessments would not work as there are high delinquencies.

New Business:

- Dues increase – 5% may be increase without membership approval
    - A 5% due increase will offset some costs of inflation.
    - Membership will need to approve higher rate of increase.
    - Call or email HPM to set up a monthly payment plan to avoid interest.
- Condo Café Online Payment Portal
    - Homeowners' have a responsibility to provide updated contact information to the property management company in case of first responder emergencies.
    - Please contact Heritage Property Management at 970-243-3186 for any issues regarding CondoCafé.
- Alcove Storage is Not Allowed
    - Upon site inspection, it was observed that BBQ grills are being stored on the alcoves. Grills must be stored at least 10 feet away from the property and not on the common elements.
        - This is a fire hazard and insurance could cancel upon a site inspection.
    - This area is shall be cleaned and free of clutter.
- Asphalt Repairs
    - City programs have extended the life span of the asphalt.
    - One quote to repave was $145,000.

Presentation & approval of 2026 Proposed Budget

- Dues Increase
    - Dues will increase from $220.50 to $231 per month effective March 1, 2026.
- Landscape On- Contract
    - The current landscape and irrigation vendor has new managers and the company is now called TLM Pros.
    - HPM will discuss with them about the bare areas on the grass to see if the water is reaching.

DRAFT

River Bend HOA
2026 Annual Meeting
Tuesday, February 24, 2026

- Irrigation System Expense
    - The pumphouse is a shared a pumphouse with River Bend Single Family, a nonincorporated association.
    - There was a leak in the pumphouse that has caused the Townhomes a large expense.
    - HPM will make efforts to try to share the costs with the single-family association.
- Trash Disposal
    - HPM addressed illegal use of the dumpster from the single-family association.
    - Homeowners should not dump large items in the dumpster. Please make arrangements to haul it yourself.
- Postage/Mailing
    - The Association pays postage upfront. Homeowners are now being charged legal fees and the HOA will be reimbursed upon paying. These fees will accrue interest if left unpaid.
    - Homeowners will now be charged the certified fee for any violations at $16 charge per certified letter.
    - It costs the Association $497 for chasing one delinquent owner in a calendar year.
- HPM will post the ratified budget to the webpage.

Nomination and Election of Board Members

- Any interested members must be in good standing with HOA.
- Quorum not achieved, floor was not open to nominations.
- Current slate will serve for 2026. M/S/C 0 opposed.
- HPM shall continue board education per CCIOA.

Open Forum:

- Newsletter provided by HPM will go out next month.
    - Homeowner education and feedback.

Meeting adjourned at 6:45 pm.

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

DRAFT

River Bend TOA

2027 Proposed Budget

4.76% Increase ($231.00 -> $242.00 per month)

	Income	2026 Approved	2026 Actual *YTD	2026 Projected	2027 Proposed
4500	HOA Assessments ($242 x 64 units x 12)	$176,064.00	$145,111.94	$174,000.00	$185,856.00
4522	Lien Fees Recovered	$0.00	$50.00	$0.00	$0.00
4536	Postage Cost Recovered	$0.00	$25.79	$25.79	$0.00
4561	Reimbursed Expense	$0.00	$652.96	$652.96	$0.00
5720	Interest on Bank Accounts	$0.00	$13.30	$14.00	$0.00
5800	Late Fees	$0.00	$549.06	$549.06	$0.00
	Total income	**$176,064.00**	**$146,403.05**	**$175,241.81**	**$185,856.00**

	Fixed Expenses	2026 Approved	2026 Actual *YTD	2026 Projected	2027 Proposed
6210	Repair and Maintenance	$7,500.00	$0.00	$500.00	$10,000.00
6211	Bad Debt	$0.00	$135.00	$135.00	$0.00
6215	Fence Maintenance	$1,000.00	$0.00	$1,500.00	$2,500.00
6258	Landscape (On Contract)	$26,870.00	$21,040.00	$26,870.00	$20,453.00
6259	Landscape (Off Contract)	$1,500.00	$338.92	$1,000.00	$1,500.00
6260	Grounds Maintenance	$1,000.00	$1,090.60	$1,200.00	$1,200.00
6266	Lien/Filing & Processing Fees	$300.00	$384.00	$410.00	$550.00
6269	Roof Repair/Replacement/Maintenance	$50,000.00	$47,562.14	$49,000.00	$65,000.00
6270	Irrigation System Expense	$5,000.00	$1,042.73	$1,200.00	$5,000.00
6275	Irrigation Water Shares (8 Water Shares)	$675.00	$653.11	$653.11	$675.00
6300	Management	$6,768.00	$5,640.00	$6,768.00	$7,104.00
6320	Insurance	$55,000.00	$30,300.79	$45,000.00	$48,000.00
6410	Electricity	$700.00	$475.90	$515.00	$600.00
6450	Trash Disposal	$18,000.00	$10,080.40	$12,157.20	$15,000.00
6461	Fees, Permits	$0.00	$5.12	$5.12	$0.00
6470	Postage/Copies	$1,000.00	$721.75	$928.75	$1,000.00
6700	Legal & Accounting	$200.00	$150.00	$150.00	$750.00
6701	Income Tax	$500.00	$0.00	$0.00	$50.00
6702	Taxes & Licenses	$70.00	$69.00	$69.00	$100.00
6261	Snow Removal	$500.00	$0.00	$0.00	$500.00
	Reserve Contribution	$0.00	$0.00	$18,000.00	$5,000.00
	Subtotal fixed expenses	**$176,583.00**	**$119,689.46**	**$166,061.18**	**$184,982.00**
	Difference between income and expenses	**-$519.00**	**$26,713.59**	**$9,180.63**	**$874.00**

Operating Account Balance as of 10/22/26	$96,917.87
Reserve Account Balance as of 10/22/26	$16,651.95
TOTAL CASH AS OF 10/22/26	**$113,569.82**

RIVER BEND TOWNHOME OWNERS' ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: River Bend Townhome Owners Association, Inc.

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: July 17, 1997

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2342, Page 514, Reception # 1806132

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

8. The per unit assessments are: $242.00 paid monthly. 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.

River Bend Townhomes Homeowners Association
ANNUAL MEETING 2027

PROXY

I am an Owner in the River Bend Homeowners Association.
I will be unable to attend the Annual Meeting on Monday, November 16, 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.