

High Pointe Estates HOA
2026 Annual Meeting
Tuesday, March 10, 2026
6:30 PM
Redlands Community Center
2463 Broadway Grand Junction, CO 81507

Agenda

1. Call to Order
2. Introduction of the Board of Directors
 - President - Eileen Blanchard
 - Vice President – Larry Luebke
 - Secretary/Treasurer – Kay McLaughlin
3. Introduction of Heritage Property Management Members
4. Approve 2025 Annual Meeting Minutes [copy enclosed]
5. HOA Update
6. Presentation and Discussion of 2025 Operating Results and the 2026 Budget and Budget Ratification
7. Presentation and Discussion of Proposed Changes to the Covenants
8. Unfinished Business
9. New Business
10. Nomination and Election of Board Members
11. Member Input
12. 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.

High Pointe Estates Homeowners Association, Inc.

Annual Meeting Minutes

March 5, 2025

Meeting called to order at 6:44 PM.

Introduction of the Board of Directors:

- President: Eileen Blanchard
- Secretary: Corky Hunt (Absent)
- Treasurer: Kay McLaughlin

Introduction of Heritage Property Management Team:

- Briana Molinari & Jade Buehrer-Locke

Members present:

- Kay McLaughlin, Larry & Judy Luebke, Laura Wilbur & John Craig, Matthew Eastland & Sara Trappett, Eileen Blanchard & Carl Lashua, Michael Kuzminski & Angie Gao, Ernie & Kristin Hoeckel, Todd & Kathleen Zoller, Allen & Pam Coombs, Pat Tucker (3 units), and Evan & Candice Walton, 7 proxies were received.
- Quorum was met [9 required; 20 properties were 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.

HOA Update:

- 2024 Common Area Projects Completed
 - Basketball hoop was repaired.
 - All trees were trimmed.
 - The court was resurfaced and painted.
 - A new back up irrigation pump was purchased and is being stored at Thompson's Landscaping.
 - The playground equipment, picnic tables, and pump house have been stained.
 - Algae was skimmed off the pond last summer to prevent the pump from clogging.
- 2025 Common Area Projects
 - Due to hail, playground equipment and picnic tables will need to be re-stained.
 - The roof of the pump house will also need to be repainted.
 - Some of the fences will need to be touched up.
 - The inside of some of the fences may need to be re-stained as well.

High Pointe Estates Homeowners Association, Inc.

Annual Meeting Minutes

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Presentation & Discussion of 2024 Operating Results and Ratification of the 2025 Proposed Budget:

- The budget has been changed to use Heritage's chart of accounts.
- 2024 Expenses: \$46,905.40
- 2024 Reserve Contribution; \$3,000.00
- 2024 Ending Reserve Balance: \$36,063.00
- Board has recommended that the dues stay at \$2300 for the 2025 calendar year.
- If proposed budget for 2025 is followed, the HOA should contribute about \$3000 to the reserve fund at the end of the year.
- Approval of 2025 Proposed Budget. M/S/C 0 opposed.

Presentation & Discussion of Proposed Changes to the Covenants:

- A big thank you to Michael Kuzminski for drafting the proposed amendment!
- The main goal of the amendment is to prevent short term rentals (AirBnB, VRBO, etc.)
- Short term rentals can change the dynamics of a neighborhood. Visitors are often on vacation, are not keeping the same hours as the full time residents, and increase vehicle traffic.
- cause problems due to increased traffic,
- Discussion concerning what the minimum lease should be and what defines a "single family".
 - It was decided that the minimum lease should stay at 90 days.
 - A "single family" is defined in the Declaration as, "a household composed of (i) no more than two (2) principal adults, (ii) the children or legal wards of one or both principal adults, (iii) and three additional persons, related or unrelated."
- The HOA cannot regulate on-street parking. Streets are city streets.
- Suggestion that language should be included in the amendment to hold tenants liable to the same rules as the rest of the owners.
- Suggestion that owners should have to provide the HOA with a copy of their current lease.
- Motion to approve amendment with revisions. M/S/C 0 opposed.
- A copy of the new amendment will be sent to all owners once it has been filed.

Unfinished Business:

- Fresh Water Mussels
 - Owners have experienced problems with these mussels in the past.
 - The HOA has paid for removal previously and it has been costly.
 - The mussel shells will build up and clog irrigation filters and pipes.
 - Homeowners are encouraged to check and clean out their pump filters regularly.

High Pointe Estates Homeowners Association, Inc.

Annual Meeting Minutes

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- Pine Trees on North Side of Park
 - They are looking healthy now and seem to have come back from near death.
 - Winter watering will continue.
- Pond Clean Out/Irrigation
 - The pond was not cleaned out in 2024 because there was too much water. The amount of sediment present could not be determined.
 - The next clean out is currently planned for next spring.
 - Irrigation should be available around April 21st this year.
- Trash
 - There is still community interest in having all owners switch to the same trash company so that all trash is picked up on the same day.
 - Currently trash is picked up on Mondays and Tuesdays. The City of Grand Junction and Waste Management picks up on Mondays.
 - Owners also commented that The City of Grand Junction has a great recycling program.

New Business:

- Landscaping Changes
 - All landscaping services including winter watering have been switched over to Thompson's Landscaping.
 - WD Yards will no longer service High Pointe Estates due to pricing and service issues.
- Banking Update
 - Alpine Bank is now requiring that the checking account maintain a \$10,000 balance.
 - The Association has incurred fees over the past year due to failure to maintain that balance.
 - Many owners felt that this was unnecessary and that the HOA could negotiate with Alpine Bank to have this requirement waived.
- Neighbor Meet Ups
 - The first one will be planned in June.
 - An owner suggested having one in the spring and one in the fall.
 - A few owners offered to host at their house.
 - Eileen volunteered to coordinate.

Nomination & Election of Board Members:

- Corky had one year left on their term but has resigned.
- Larry Luebke volunteered to serve for the remaining year of Corky's term.
- Kay McLaughlin's term has ended however she has volunteered to serve for another term.
- Eileen Blanchard to remain on the Board.

High Pointe Estates Homeowners Association, Inc.

Annual Meeting Minutes

March 5, 2025

- Approval of current slate of Directors: M/S/C 0 opposed.

Meeting adjourned at 7:45 PM.

Minutes recorded by:

Heritage Property Management

DRAFT

HIGH POINTE ESTATES HOA 2026 OPERATING BUDGET

	2025 Actual Operating Results	2026 Operating Budget \$2300
Ordinary Income		
Income		
Annual Assessments	50,600.00	50,600.00
Reimbursed Expense		
Interest On Bank Accounts	1,499.00	600.00
Total Income	52,099.00	51,200.00
Expenses		
Direct Expenses		
Special Projects	240.00	240.00
Repair & Maintenance	930.00	500.00
Fence Maintenance	1,715.00	500.00
Weed Control/Spraying	465.00	Included
Tree/Shrub maintenance	5,374.00	500.00
Landscape Maint - On Contract	19,836.00	21,313.00
Landscape Maint - Off Contract	235.00	250.00
Snow and Ice Removal		
Irrigation System Expense	5,188.00	2,500.00
Irrigation Pond Maintenance		500.00
Irrigation Water/Shares	4,730.00	5,060.00
Sign and Lighting Repair		
Management	4,200.00	4,200.00
Insurance	3,067.00	3,600.00
Electricity	3605.00	4,000.00
Bank Charges	19	100.00
Postage/Mailing	175.00	225.00
Legal/Accounting	168.00	5,500.00
Income Tax	465.00	500.00
Taxes & Licenses	69.00	70.00
Meeting Expenses		
Total Direct Expenses	50,481.00	49,558.00
Annual Pond Cleanout Reserve Contribution	1,500.00	1,200.00
General Reserve Contribution	0.00	0.00
Net Income	118.00	442.00

Balance Sheet

High Pointe Estates HOA

Month = Dec 2025

Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
<i>Operating Cash 1</i>	4,665.09
<i>Escrow Cash 2</i>	13,793.73
<i>Money Market Reserve Account</i>	17,002.71
<i>CD Savings Reserve - 1</i>	16,863.16
TOTAL CASH	52,324.69
TOTAL ASSETS	52,324.69
LIABILITIES & CAPITAL	
CAPITAL	
Retained Earnings	52,324.69
TOTAL CAPITAL	52,324.69
TOTAL LIABILITIES & CAPITAL	52,324.69

Income Statement

High Pointe Estates HOA

Month = Dec 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	0.00	0.00	50,600.00	0.00
NET DUES INCOME	0.00	0.00	50,600.00	0.00
Interest on Bank Accounts	89.30	0.00	1,499.09	0.00
TOTAL INCOME	89.30	0.00	52,099.09	0.00
EXPENSES				
DIRECT EXPENSES				
Special Projects	240.00	0.00	240.00	0.00
Repair & Maintenance	0.00	0.00	930.00	0.00
Fence Maintenance	0.00	0.00	1,715.00	0.00
Weed Control/Spraying	0.00	0.00	465.00	0.00
Tree/Shrub Maintenance	0.00	0.00	5,374.00	0.00
Landscape Maint-On Contract	2,204.00	0.00	19,836.00	0.00
Landscape Maint-Off Contract	0.00	0.00	235.00	0.00
Irrigation System Expense	0.00	0.00	5,187.55	0.00
Irrigation Water/Shares	0.00	0.00	4,730.00	0.00
Management	350.00	0.00	4,200.00	0.00
Insurance	0.00	0.00	3,067.00	0.00
Electricity	38.65	0.00	3,605.21	0.00
Bank Charges	4.13	0.00	18.93	0.00
Postage / Mailing	9.00	0.00	174.75	0.00
Legal & Accounting	0.00	0.00	168.00	0.00
Income Tax	0.00	0.00	465.00	0.00
Taxes & Licenses	0.00	0.00	69.00	0.00
TOTAL DIRECT EXPENSES	2,845.78	0.00	50,480.44	0.00
TOTAL EXPENSES	2,845.78	0.00	50,480.44	0.00
NET INCOME	-2,756.48	0.00	1,618.65	0.00

**HIGH POINTE ESTATES HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURE**

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

1. The legal name of the association is: High Pointe Estates 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: December 7, 2001
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 2978, Page 293, Reception # 2029863
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$2300.00 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.

HIGH POINTE ESTATES HOA ANNUAL MEETING 2026

PROXY

I am an owner in HIGH POINTE ESTATES HOA. I will be unable to attend the Annual Meeting on Tuesday, March 10, 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 High Pointe Estates 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) or send with your designated Proxy to the meeting.