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PEAR MEADOWS HOA

2026 Annual Meeting

Tuesday, November 10, 2026

6:30 PM

Clifton Library 3270 D ½ Rd

Mt. Garfield Room & Via Zoom (Details Below)

Agenda

1. Verification of Quorum

2. Introduction of the Board of Directors
   - Celene Turnpaugh
   - Chase Royce
   - Linda Spearing
   - Kolin Minguy
   - Tabitha Britt

3. Introduction of Heritage Property Management Members
   - Brieana Molinari & Kait Molinari

4. Approve 2026 Annual Meeting Minutes [copy included]

5. Unfinished Business

6. New Business

7. Presentation & Ratification of 2027 Proposed Budget [copy included]

8. Nomination & Election of Board Members

9. 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: Pear Meadows 2027 Annual Meeting
Time: Nov 10, 2026 06:30 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/82152952785?pwd=y4uU54sGbzopNjGLeQDgIHnOJaB1sp.1
Meeting ID: 821 5295 2785
Passcode: 296245

Pear Meadows HOA
2026 Annual Meeting
Tuesday, December 9, 2025

Meeting called to order at 6:32pm.

Introduction of the Board of Directors:
- Celene Turnpaugh
- Cheryl Sandquist
- Chase Royce

Introduction of Heritage Property Management:
- Brieana Molinari & Raye Rash

Members Present: Celene Turnpaugh, Cheryl Sandquist, Chase Royce, Jo Knight, Darlene Welsh, Linda Spearing, Kolin Minguy (proxy for 3029 Prickly Pear), Tabi Britt, and Brittany Dixon (Zoom). [3 proxies received; 11 properties were represented in person, by proxy, or on Zoom. Quorum Achieved.]

Review & Approval of 2025 Annual Meeting Minutes
- Approved as written. M/S/C 0 opposed.
- HPM will post them to the website.

Unfinished Business:
- Participation rates are low. Membership discussed changing the Annual Meeting date to before the holiday season begins to allow for increased participation.
- Homeowner Concerns
    - Unleashed dogs/ Dogs At Large/ Dog Waste
        - Document and contact Mesa County Code Enforcement.
        - Pet Owners are responsible for cleaning up any waste. We would like to keep the community clean and safe for everyone.
    - Lamp Posts
        - Xcel Energy can be contacted to fix the lights on the lamp posts.
    - Blocked Sidewalks
        - As a reminder, please ensure you place garbage bins on the street, not the sidewalks and remove them out of sight after the trash is collected.
    - Parking & Visibility
        - Contact Mesa County Code Enforcement for enforcement of these incidents occurring on the street.
            - A water meter protection plate was damaged.
            - Chase will find a replacement and/or call the utility company to replace the equipment.

- Site Inspections & Covenant Enforcement
    - In the summer, there are random inspections of the property once a month to ensure lots are maintained in compliance with the governing documents.
    - Everyone in the community is welcome to document covenant violations and send them to HPM.

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New Business:

- Potential Projects: All improvements will require budgeting and possible special assessments as the HOA does not currently have the funds.
    - Dead Vegetation: HPM will get bids for the vegetation removal.
    - HOA Sign Board
    - Dog Waste Stations
    - Remodel Mailboxes

Presentation & Ratification of 2026 Proposed Budget

- Dues will increase from $240.00 to $275.00 per year.
    - Dues increase for 2026 is a minimum budgetary requirement to fund insurance coverage, landscaping costs, and reserve account contributions.
    - HPM discussed the trends of insurance increases and how finding landscaping vendors is difficult as a result of the smaller size of the common areas.
- To begin any projects for improvements, we must account for a higher increase on the annual dues assessments to properly fund the work completed in the community.
- This will take planning and obtaining bids for desired projects.
- HPM will post the approved budget to the webpage.

Nomination & Election of Board Members

- Members must be in good standing with the HOA.
- The floor was opened for nominations.
- Tabi Britt, Linda Spearing, and Kolin Minguy nominated to serve on the Board. M/S/C 0 opposed.
- The floor was closed for nominations.
- Celene and Chase will continue to serve on the Board.
- Cheryl resigned.

Potential Date for Next Annual Meeting: November 10th, 2026.

Meeting adjourned at 7:23pm.

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

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Pear Meadows Estates

2027 Proposed Budget

	2026 Approved	2026 Actual *YTD	2026 Projected	2027 Proposed
Income:				
Annual Dues ($275 X 54 units)	14,850.00	14,010.56	12,960.00	14,850.00
Postage Costs Recovered	0.00	112.00	112.00	0.00
Violation Fines	0.00	0.00	0.00	0.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	25.33	44.88	0.00
Late Fee	0.00	85.11	85.11	0.00
Total Income	**14,850.00**	**14,233.00**	**13,201.99**	**14,850.00**
Expenses:				
Repair & Maintenance	500.00	0.00	0.00	500.00
Landscape Maint-On Contract	2,995.65	1,908.16	2,180.75	2,180.75
Landscape Maint-Off Contract	0.00	0.00	500.00	0.00
Irrigation System Expense	500.00	0.00	0.00	500.00
Irrigation/Water Shares	220.00	200.00	200.00	220.00
Management	5,376.00	4,032.00	5,376.00	5,640.00
Insurance	1,500.00	1,244.00	1,244.00	1,500.00
Electricity	240.00	139.73	187.73	220.00
Bank Charges	10.00	1.98	1.98	10.00
Postage / Mailing	1,080.00	646.50	930.00	1,080.00
Legal & Accounting	150.00	140.00	140.00	150.00
Lawyer/Legal Expenses	500.00	0.00	0.00	500.00
Taxes & Licenses	100.00	69.00	69.00	100.00
Lien Filing / Processing	400.00	429.00	429.00	400.00
Site Inspections	210.00	70.00	210.00	210.00
Reserve Fund	1,000.00	0.00	1,500.00	1,500.00
Total Expenses	**14,781.65**	**8,880.37**	**12,968.46**	**14,710.75**
Net	**68.35**	**5,352.63**	**233.53**	**139.25**

Balances *YTD as of 9/16/26	
Operating Account	8,812.29
Reserve Account	10,817.31
Total Cash	**19,629.60**

****The Reserve Account is for the repair/replacement of Irrigation System & Mailboxes**

PEAR MEADOWS HOMEOWNERS ASSOCIATION
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Pear Meadows Homeowner's Association

2. HOA Disclosure Documents, Declaration, 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 7, 2014

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 5618, Page 310, Reception # 2694845

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

8. The per unit assessments are: $275.00 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.

Pear Meadows Homeowners Association
ANNUAL MEETING 2027

PROXY

I am an Owner in the Pear Meadows HOA.
I will be unable to attend the Annual Meeting on Tuesday, November 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:_____ **Signature:**_____

Printed Name:_____

Please return signed Proxy Form to Heritage Property Management
or send with your designated Proxy to the meeting.