Submit by Email Print Form

700 Golfmore HOA

2027 Annual Meeting

Tuesday, December 1, 2026

5:30 PM & via Zoom (please see info below)

Bookcliff Country Club in the Monument Room
2730 G Rd, Grand Junction, CO 81506

Agenda

1. Roll Call & Verification of Quorum
2. Introduction of Board Members
3. Introduction of Heritage Property Management Team
   - Brieana Molinari & Kait Molinari
4. Nomination & Election of Board Members
5. Approve 2026 Annual Meeting minutes [copy enclosed]
6. Unfinished Business
   - Overview of Projects Completed in 2026
     - January
       - Aspen Tree in Unit G & H's breezeway removed
       - Cedar tree at south end of building removed
       - Lifting and clearing of trees throughout the property
     - March
       - Trex decking placed over planters in A, B, D, I, J/K, and L breezeways
       - Gutter extensions installed on back patios
     - May
       - Unit H entry door replaced
     - July
       - Austrian Pine on northwest corner of property removed
7. New Business
   - 2027 Projects
     - Unit J/K Deck Repair
     - Xeriscaping Project
     - Removal of Dying Pine on North Side of Building
8. Capital Reserve Funds for 2027
9. Presentation & Approval of 2027 Proposed Budget [copy enclosed]
10. Open Forum
11. Adjournment

Zoom Info:
Topic: 700 Golfmore 2027 Annual Meeting
Time: Dec 1, 2026 05:30 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/86509062475?pwd=7lv1yahh9OtgLGuD0FFY7T0P8b27o7.1
Meeting ID: 865 0906 2475
Passcode: 873300

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

700 Golfmore Homeowners Association

2026 Annual Meeting Minutes

December 2, 2025

Meeting was called to order at 5:29 pm.

Introduction of Heritage Property Management:

- Brieana Molinari & Raye Rash

Members present: Randy & Dena Thompson, Karen & Bobby Belcastro, Joe Coward, Aaron Hightower, Keith Koler, Jordan Novelli(ZOOM) [3 proxies received; 9 properties were represented in person or by proxy. Quorum was met.]

Nomination & Election of Board Members:

- Nomination of Karen, Randy, and Dena to join and serve on the Board. M/S/ 0 opposed.

Approval of 2025 Annual Meeting Minutes:

- Motion to approve the minutes with 1 revision. M/S/0 opposed.

Unfinished Business:

- Overview of Projects Completed in 2025
    - ADA Sidewalk Improvements
    - Termite Mitigation (Unit H)
    - Irrigation Vault Clean Out
    - Drain had a Plug Valve Replacement

New Business:

- 2026 Projects
    - Options for dead vegetation in breezeways – Units A, B, D, and L.
        - Majority of the vegetation in the breezeways is dead.
        - Replace the vegetation with Trex and rock to be consistent with the rest of the property.
            - Drip systems will need to be capped off as well.
    - Tree Maintenance/ Removal
        - Dead Pine at SW corner of building.
        - Unit H has an Aspen tree that is slowly dying.
        - Units A, B, and D have low hanging tree branches.
            - Motion to remove the dead trees and other tree trimming with WD Yards. M/S/0 opposed.
    - Termite Mitigation
        - More research is needed for the types of treatments and costs.
    - Unit H Front Door Replacement
        - Door is ordered and will be replaced in the Spring of 2026.
    - Unit F Patio Door Maintenance/Replacement
        - Schedule with PNCI for an inspection of the door.

DRAFT

700 Golfmore Homeowners Association

2026 Annual Meeting Minutes

December 2, 2025

- Insurance
  - New Insurance Carrier
    - American Family acting as a Broker is the insurance provider for 2026.
  - Directors & Officers Coverage
    - Added the D&O policy as there is a Board again.
  - Motion to accept the two policies, current coverages will be reviewed. M/S/0 opposed.
- Capital Reserve Funds for 2026
  - Motion to approve the contribution for 2026. M/S/ 0 opposed.
- Ratification & Approval of 2026 Proposed Budget
  - Motion to approve the 2026 Proposed Budget. M/S/ 0 opposed.
- Open Forum

Meeting adjourned at 6:07pm.

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

DRAFT

700 Golfmore Homeowners Association, Inc.

2027 Proposed Budget

Income	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
HOA Dues	107,424.72	104,111.92	107,424.72	94,745.80
Miscellaneous Income	0.00	10.00	10.00	0.00
Interest on Bank Accounts	0.00	6.70	7.94	0.00
Reserve Withdrawl	7,000.00	22,188.26	22,188.26	5,000.00
Total Income	**114,424.72**	**126,316.88**	**129,630.92**	**99,745.80**

Expenses	2026 Approved	*2026 Actual YTD	2026 Projected	2027 Proposed
Capital Improvements	7,000.00	19,338.26	19,338.26	5,000.00
Window Cleaning	790.00	775.00	775.00	800.00
Repair & Maintenance	6,900.00	6,531.49	8,000.00	7,000.00
Landscape Maint-On Contract	14,910.48	9,126.25	15,645.00	12,000.00
Landscape Maint-Off Contract	0.00	565.00	565.00	1,000.00
Tree and Shrub Maintenance	0.00	0.00	3,360.00	4,500.00
Snow and Ice Removal	2,400.00	250.00	800.00	1,500.00
Pest Control	9,620.00	900.00	1,050.00	750.00
Roof Repair/Replacment/Maintenance	0.00	875.00	875.00	1,000.00
Irrigation System Expense	1,450.00	568.70	568.70	600.00
Irrigation Jetting	0.00	480.00	480.00	500.00
Irrigation Vault Cleaning	600.00	910.00	910.00	1,000.00
Irrigation Water/Shares	560.00	566.17	566.17	600.00
Gutter Repair & Maintenance	0.00	2,350.00	2,350.00	0.00
Management	4,620.00	3,850.00	4,620.00	4,620.00
Insurance	22,473.84	13,759.80	16,635.78	19,878.72
Electricity	2,040.00	2,253.86	2,645.86	2,780.00
Water	1,080.00	493.67	581.45	610.00
Sewer	3,000.00	2,627.91	3,161.69	3,480.00
Trash Disposal	2,112.00	1,669.60	2,007.60	2,130.00
Postage & Mailing	204.00	213.75	286.75	300.00
Income Tax	0.00	0.00	0.00	250.00
Legal & Accounting	150.00	150.00	150.00	160.00
Taxes & Licenses	100.00	25.00	69.00	100.00
Reserve Fund Contribution	31,888.08	22,972.06	31,888.08	28,989.00
Total Expenses	**111,898.40**	**91,251.52**	**117,329.34**	**99,547.72**
Net Income	**2,526.32**	**35,065.36**	**12,301.58**	**198.08**

Account Balances	
Operating Account	35,384.31
Money Market Account - Reserve	96,769.65
Total Cash as of 10/30/26	**132,153.96**

***2026 Actual YTD is as of 10/30/26**

700 Golfmore HOA

2027 Quarterly Dues

Unit	2024	2025	2026	2027
A	$ 2,016.65	$ 2,141.22	$ 2,603.11	$ 2,351.17
B	$ 1,651.04	$ 1,752.97	$ 2,130.02	$ 1,923.87
C	$ 1,743.92	$ 1,851.61	$ 2,250.21	$ 2,032.42
D	$ 1,498.03	$ 1,590.49	$ 1,932.02	$ 1,745.03
E	$ 1,473.14	$ 1,564.05	$ 1,899.82	$ 1,715.94
F	$ 1,862.86	$ 1,981.58	$ 2,480.88	$ 2,240.77
G	$ 1,709.82	$ 1,815.39	$ 2,206.07	$ 1,992.58
H	$ 1,860.16	$ 1,975.04	$ 2,400.60	$ 2,168.24
I	$ 1,766.32	$ 1,875.39	$ 2,279.18	$ 2,058.58
J/K	$ 3,027.83	$ 3,171.42	$ 3,763.39	$ 3,399.14
L	$ 1,766.42	$ 1,875.50	$ 2,279.32	$ 2,058.71
Totals	**$ 20,376.19**	**$ 21,594.66**	**$ 26,224.62**	**$ 23,686.45**

700 GOLFMORE ASSOCIATION, INC.
2027 ANNUAL DISCLOSURE

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

1. The legal name of the association is: 700 Golfmore 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: November 10, 1981

6. The reception or book and page number for the recording in the Mesa County Public Records is: Book: 1342 Page: 109 (Reception # 1274113).

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

8. The per unit assessments are: $0.78 per sq ft paid quarterly. 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.

700 GOLFMORE HOA
ANNUAL MEETING 2027

PROXY

I am an owner in 700 GOLFMORE HOA. I will be unable to attend the Annual Meeting on Tuesday, December 1, 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.

Properties owned in 700 GOLFMORE HOA: _____

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