

STAR BRIGHT TOWNHOMES HOA

2026 Annual Meeting

Wednesday December 17, 2025, 6:00 PM

Meeting will be held at the Clifton Branch Library in the Garfield Room (3270 D ½ Rd Building A Clifton, CO 81520) and via Zoom (Information below)

Agenda

1. Call to Order & Verification of Quorum
2. Introduction of the Board of Directors
 - President Melanie Christian
 - Board Member Jesica Martinez
 - Board Member Keith Niccum
3. Introduction of Heritage Property Management
 - Brieana Molinari & Raye Rash
4. Approve 2025 Annual Meeting minutes [copy enclosed]
5. Unfinished Business
 - Trash Services & Illegal Dumping
6. New Business
 - Siding Replacement
 - Roof Replacement
 - Gutters Replacement
 - Swamp Cooler Reminders
 - Insurance Increases
7. Presentation & Ratification of 2026 Proposed Budget [copy enclosed]
 - Dues Increase
8. Nomination and Election of Board Members
 - Any interested members must be in good standing with the HOA
9. Adjournment

Zoom Meeting Information

Topic: Star Bright Annual Meeting

Time: Dec 17, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89483098131?pwd=soiDppFfYrmvuUiJXaTRQ2waliDFdG.1>

Meeting ID: 894 8309 8131

Passcode: 289744

Questions requiring research [e.g. CC&Rs, finances, etc] need to be submitted at least 24 hours prior to the meeting. Send questions to info@hpmgj.com.

IMPORTANT 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.

Star Bright HOA

Proposed 2026 Budget

Below 10% increase from \$247 to \$271

* 2025 Actual YTD is through 11/12/25

Actual Increase Needed: \$295

Income	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
HOA Assessment (\$271 x 12 x 26)	77,064.00	67,518.03	73,000.00	84,552.00
Lien Fees Recovered	0.00	0.00	0.00	0.00
Interest	0.00	51.08	65.00	0.00
Late Fees	0.00	82.73	85.00	0.00
Reimbursed Expense	0.00	101.82	0.00	0.00
Total Income	77,064.00	67,753.66	73,150.00	84,552.00

Fixed Expenses	2025 Actual		2025	2026
	2025 Approved	YTD*	Projected	Proposed
Repair & Maintenance	3,000.00	1,838.91	1,838.91	3,000.00
Bad Debt		1,821.83	1,821.83	0.00
Road/Parking Lot Repair	1,500.00	0.00	0.00	0.00
Painting/Exterior Maintenance	2,000.00	350.00	350.00	3,000.00
Landscape Maint-On Contract	6,000.00	4,669.00	6,003.00	6,340.00
Landscape Maint-Off Contract	200.00	240.00	240.00	250.00
Lien Filing/Releasing Fees	0.00	156.00	156.00	250.00
Pest Control	700.00	560.00	560.00	640.00
Roof Repair/Maintenance	2,500.00	0.00	0.00	2,500.00
Irrigation Expense	400.00	45.00	45.00	300.00
Management	4,200.00	3,850.00	4,200.00	4,620.00
Insurance	28,000.00	25,181.28	31,765.00	44,000.00
Water	11,500.00	9,558.39	11,320.00	12,000.00
Sewer	9,000.00	7,145.11	8,582.03	9,200.00
Trash Disposal	2,500.00	2,800.25	3,000.00	3,400.00
Postage / Mailing	650.00	317.25	425.00	500.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Taxes	0.00	0.00	0.00	40.27
Taxes & Licenses	60.00	69.00	69.00	100.00
Misc. Expense / Meeting Expense	0.00	0.00	0.00	0.00
Transfer to Savings	5,000.00	0.00	2,500.00	1,000.00
Total Expenses	77,350.00	58,742.02	73,015.77	91,290.27

Net Income	-286.00	9,011.64	134.23	-6,738.27
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Balances

Operating Account as of 11/12/25	22,821.34
Savings Account as of 11/12/25	19,299.18
Total Cash as of 11/12/25	42,120.52

Star Bright Townhomes Homeowners Association

Annual Meeting Minutes

November 5, 2024

Meeting called to order at 6:05pm

Introduction of the Board of Directors:

- President: Melanie Christian
- Board Member: Jessica Martinez
- Board Member: Keith Niccum (Absent)

Zoom Attendance: Melanie Christian, Jessica Martinez, Toni Hutcheson Moore, Gabriele Cahill, & Dana Ehlers

Proxies received: 2

Quorum not met.

Introduction of Heritage Property Management Team (HPM):

- Briana Molinari & Jade Buehrer-Locke

Prior Notice of Meeting: Mailed via First Class with email notice 24 hours in advance.

Approval of 2023 Minutes: Did not have quorum to approve. No revisions.

Unfinished Business:

- Trash service has been switched from Republic Services to Humpty Dumpsters.
 - This switch has reduced costs.
- Illegal dumping continues and causes HOA to remove illegal waste, such as furniture.
 - Some homeowners are suspect of who is doing the illegal dumping
 - Recourse would be to file a cease and desist and/or restraining order
 - Would need to have valid proof of illegal dumping prior to actions being taken against illegal dumping party
 - Lock on dumpster did not work correctly. Someone stole the lock
 - Enclosing the dumpster with a fence would only result in trash being tossed over enclosure and more costs being incurred for cleanup efforts and pest control.
 - Furniture being dumped monthly
 - \$195.00 was for one dump run to remove furniture in 2024.
 - HPM and Board to look into options for more cost-effective removal of excess dumping
 - Vendor would need to be insured and submit a W-9 to HPM.
 - Other options presented:
 - Individual trash cans - Trash cans could not be stored correctly according to CCRs
 - Make the trash service Homeowner Responsibility - Would need an amendment to change responsibility from HOA to Homeowner. Would still be in violation of CCRs due to storage issues

New Business:

- Siding Replacement:
 - Due to age, materials, and damage (melting or bubbling from sun exposure)
 - Will need to address cost, through saving or special assessment

Star Bright Townhomes Homeowners Association

Annual Meeting Minutes

November 5, 2024

- Concerns for interior damage due to siding not meeting and creating gaps for water intrusion
- Does not qualify for insurance coverage to repair due to lack of maintenance.
- Board concerned that people are not coming for meetings, how would they get votes to get things done
- Ballot may be sent to homeowners with explanation of what is needed
- Door to Door information being given to homeowners
- HOAs must do all that can be done to inform homeowners of decisions to avoid liability of not getting maintenance addressed
- Lawsuits are against all in the membership including the one suing
- Insurance increases are happening to most HOA's as the insurance industry is making adjustments to risks
- Maintenance of HOA's can mitigate large increases in insurance rates
- HPM Will reach out to see if a higher deductible will lower insurance rate

2025 Budget Review:

- Dues Increase for 2025: Less than 10% that is allowed without membership vote
 - Dues increase from \$225.00/month to \$247.00/month

Nominations & Election of Board Members:

- Quorum not met for election.
- Melanie Christian, Jesica Martinez, and Keith Niccum to remain on the Board.

Meeting adjourned at 6:43pm

Meeting minutes by Jade Buehrer-Locke
Heritage Property Management for the Board of Directors

STAR BRIGHT TOWNHOMES HOMEOWNERS ASSOCIATION
2026 ANNUAL DISCLOSURE

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

1. The legal name of the association is: Star Bright Townhomes 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: August 14, 1980
6. The reception or book and page number for the recording in the Mesa County Public Records is: Book 1270, Page 291, Reception # 1231328
7. The association's fiscal year is: January to December
8. The per unit assessments are: \$271.00 paid monthly. There are 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.

**STAR BRIGHT TOWNHOMES HOA
ANNUAL MEETING 2026**

PROXY

I am an owner in STAR BRIGHT TOWNHOMES HOA. I will be unable to attend the Annual Meeting on Wednesday, December 17, 2025, 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 Star Bright Townhomes 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

STAR BRIGHT HOA

BALLOT

Please DO NOT fill out this ballot prior to the Annual Meeting on Wednesday December 17, 2025. Additional information will be provided at this time.

Per the Association's Declaration of Covenants, Conditions, and Restrictions (Article XI Section 9.1(b)), the annual Dues can be increased by 10% above the maximum annual assessment for the previous year without a membership vote. However, this increase alone will not be enough to cover operation costs for 2026. To avoid a Special Assessment, Dues must be increased by an additional 10% for a total amount of \$295.00 per month. This additional increase requires a 2/3 (67%) approval via a membership vote.

☐

I vote for an additional Dues increase of 10% for a total Dues amount of \$295.00 per month.

☐

I vote against an additional Dues increase of 10% for a total Dues amount of \$295.00 per month.

By submitting this ballot, the Owner, as designated below, understands and agrees that if the additional 10% Dues increase is approved by the Membership, the Association shall adopt the approved increase.

Homeowner Name _____

Star Bright HOA Address(s) _____

Homeowner Signature _____

Date _____

Please complete this form and return at the annual meeting or by mail no later than **January 1, 2026 to:**

**Star Bright HOA
% Heritage Property Management
2650 North Ave. Suite 116, Grand Junction, CO 81501**

Once cast, a ballot may not be revoked. In order for the proposed increase to be adopted and become effective, it must be approved by at least 67% of Members of the Association entitled to vote (i.e., Members holding at least 18 votes. Members must be in good standing to vote).

**The Board of Directors of the Star Bright HOA
appreciates your participation.**