

**MINUTES**  
**The Vineyard Homeowners Association Meeting**  
**September 23, 2023**  
**Redlands United Methodist Church**

Board Members Present: Ken Elliott, Peggy Maurer, MaryEllen Jaquith, Robin Cyr, Dede Sharp, Brian Smith  
Homeowners present: 26

**Meeting was called to order by President Ken Elliott at 10 a.m.**

**Director MaryEllen Jaquith read the minutes from the July 29, 2023, homeowners meeting.** Motion to approve by Director Robin Cyr, seconded by Director, Brian Smith. Minutes approved.

**Treasurer Report:** Peggy Maurer, Treasurer reported on the Vineyard finances as of 8/31/23.

- Currently in all cash accounts, \$144,622. Accounts include operating account, money market, RV lot checking account. We are down \$23,748 from last year at this time. Last year's total was \$168,370.
- Collected from dues late fees, RV lot rent, interest, and new owner transfer fees: \$240,028. Approximately the same amount as last year at this time.

**Factors related to decrease in overall cash:**

- As of 9/23/23 we have paid JT Lawn Services \$127,823 compared to \$119,745 for the same period last year. This is an increase of \$8,078
- A domestic water break on Moselle Court in July added \$816 to July's water bill.
- Due to a power outage, there was an exceptionally large Xcel bill in July (\$2,102). This bill was \$1,160 above the average for this time of year.

**Unanticipated expenses:**

- \$1,200 has been paid to Precision Hydrovac to address and work on the drainage issue behind Reisling Court.
- \$12,552 has been paid to JT's Lawn Service to clean out sumps in pump houses, reimbursement for purchases of sprinkler supplies, new filter system at the top pump house, and weed control in turf and non-turf areas.

The full treasury report is attached and available by request to the Treasurer. Motion to accept the Treasurer's report by Robin Cyr, seconded by Brian Smith. Approved.

**Architectural Control Committee (ACC):** Jan Elliot gave the ACC report and summarized the four homeowner requests she has received and approved for home upgrades to date. Jan's report is attached.

**RV Storage Lot:** Dede Sharp reported that there are spaces open and available for use in the lot.

**Neighborhood Watch:** Jody Blackmer was absent. No report given.

**Little Free Library:** Gail Corbett advised all attendance location of drop box on 10 Burgundy Court and gave LFL report.

**HOA Newsletter/Website:** Dennis Lowry has resigned as Newsletter Chairperson and website liaison. Valerie Stow was introduced and shared her professional background as she has been contracted to implement the redesign and maintenance of the HOA website and the creation of the HOA newsletter. Valerie gave a brief overview of the structure of the website and put out a call to everyone in attendance for possible newsletter topics, Vineyard photos and articles, and ideas that are pertinent to the Vineyard. The point-of-contact for submission items to the website or the newsletter is *Robin Cyr at robin.cyr341@gmail.com*.

**Nominating Committee** – Ballots for the October elections have been mailed to homeowners.

## October Slate and Open Board and Committee Chairperson Positions

- President
- Vice President
- Board Secretary
- Three-year Director
- Property Inspection Committee (PIC)

**Water Shut-off** – October 15, 2023

### New Business:

**Tree Maintenance and Removal:** Ken Elliot has been receiving numerous inquiries about trees in the Vineyard and who is responsible for which tree and their maintenance. Ken reiterated that the homeowner is responsible for the trimming, care, removal, and possible tree replacement if the tree falls within the homeowner's property. The HOA is responsible for trees that are in the common areas. A homeowner can go to the Mesa County Assessors' office for the property information. If there is still a question, the homeowner can hire a surveyor at their own expense.

**DRAFT Irrigation Operating Manual:** Denise Henning presented DRAFT copies of the Irrigation Operating Manual to the board. She reviewed the manual in depth. It was decided that irrigation repair items identified as priority by the committee will be addressed with the new board in early 2024. Denise will continue to head the committee. It was noted that John, our grounds maintenance contractor, was part of their meetings and his involvement was extremely helpful in getting the most accurate, current information about the state of the irrigation system.

**Xeriscape Committee:** Ken presented Jody Blackmer's letter of resignation letter from the Xeriscaping Committee. Along with Dee Garrison and Robin Cyr, Leslie Jordan has agreed to join the Xeriscape Committee. They will meet again in early 2024.

Parking issues on Chardonnay Court were briefly discussed.

Director MaryEllen Jaquith motioned to adjourn the meeting, seconded by Director Peggy Maurer. The meeting adjourned 11:15 a.m.

**Next Meeting:** The Vineyard Homeowners Association scheduled for October 28, 2023

Respectfully submitted:  
MaryEllen Jaquith, Director