

MINUTES

The Vineyard Homeowners Association Meetings

April 27, 2024

Redlands United Methodist Church

Meeting was called to order by President Brian Smith at 10:00 am.

Director Robin Cyr read the minutes from the previous homeowners meeting. Motion to approve by Robin Cyr, seconded by Secretary Alyson Shuman, minutes approved.

Treasurer report: Brian Smith, President reported on the Vineyard finances as of 4/17/24

- Balance sheet \$186,174 cash accounts which include operating account, RV lot, money market and CD
- \$109,564 in dues collected, last year to date we are ahead by \$6,140
- Increase in dues should bring in \$20,000 more than last year
- Spending on items thus far:
 - \$7,941 has been spent to fix drainage issue on Riesling Ct.

The full treasury report is attached and available by request to the Treasurer. Motion to accept the Treasurer's report by Director Robin Cyr, Director MaryEllen Jacquith seconded. Report approved.

Little Free Library: Gail Corbett advised that it is fully stocked.

ACC (Architectural Control Committee): Chairperson Jan Elliot was not present today, no update.

RV Storage Lot: Dede Sharpe reported they have space available, at \$25/mo. and \$25 key deposit. We do have ten spaces available.

Neighborhood Watch: Jody Blackmer reported changes to Neighborhood Watch Block Captains. Jody and Block Captains need to get emergency contacts from all residents in each block. Wellness check had been made revealing the death of a resident some months ago. A recent wellness check was made to a resident who is both elderly and hard of hearing.

New Business:

New Mailbox: Brian Smith informed that a new mailbox has been installed on Burgundy Court

Riesling Drainage Project: Brian Smith informed that the Riesling project has been completed to the homeowner's satisfaction and that sod has been replaced. We are waiting to see if it "takes" as the irrigation system is turned on and the days warm up.

Xcel Energy: Brian Smith advised that Xcel is working on streetlights to replace burned out bulbs. As you become aware of lights not working, please advise someone on the Board so we can arrange to get it fixed.

Potholes: Brian Smith advised that potholes throughout the community have been filled by Mesa County recently.

New Benches: Two new concrete benches have been installed for walkers to pause and rest while walking. One is to the left of the large blue spruce tree in the back/side yard at 14 Bordeaux. The other is under a tree near the storage shed and irrigation pond.

Storage Shed: The originally installed, new storage shed blew down with the first big windstorm of the season and we are striving to get a warranty refund for it. A new, sturdier shed was identified and approved by the Board and should be installed in the RV lot around the middle of May.

New HOA Phone: 970-712-4390 has been purchased to receive text and voice messaging for lawn/irrigation issues.

Redlands Water and Power: Brian Smith informed us that Redlands water and power turned on water to our pond 2 weeks later than last year. The drought and the lack of water, as well as early clogging of the irrigation system by debris not yet settled in the pond is a challenge to delivery of water. This will be an ongoing issue until we get a bit later in the irrigation season.

Neal Overholt noted that for safety's sake, we need a life preserver system at the irrigation pond in case kids climb the fence into the enclosure and fall in. This will be investigated.

PIC (Property Inspection Committee): Brian Smith informed all that we are going to be starting a new PIC as property inspections have not been done for the last 2 years. It is important that we get started to maintain the appearance of the community and desirability of the Vineyard as a good place to live. We need volunteers for inspection surveyors and a Chairperson.

Ash Tree Spraying: Brian Smith informed spraying will happen early or mid-May by T4 Trees.

Noise Complaints: Brian Smith informed all present of his work with the Mesa County Sheriff's department.

- Complaints are assessed on a case-by-case basis
- Complaints about noisy vehicles belonging to someone commuting to and from work will not be acted upon.
- If the noise is coming from ongoing vehicle modification or maintenance work (such as in a driveway or running for extended periods of time, it is recommended the concerned party record both audio and video documentation to be able to show the Sheriff. This documents time, duration, etc.
- Neighborhood "quiet time" is 11 pm – 6 am. Excessive noises will be investigated immediately.

A suggestion from homeowners regarding adding the noise complaint information into Welcome packets. The Board will assess placing it in those as well as adding it into the current Rules and Regulations for Residing in the Vineyard, which is currently under review and revision.

Go-cart and ATV Issues: Brian informed a resident that his children are not allowed to speed along on sidewalks, and that they should not be riding them in the streets due to danger from low-visibility to drivers who may either not see them or be going too fast. This is also being updated in the Rules and Regulations revision. For now, Brian will be working with the parent and it may be necessary to get the homeowner to work with the violating renters to get this stopped.

New Work Orders for Lawn-care: Brian Smith informed everyone how work orders will be handled this year to document requests for sprinkler/irrigation line issues. Written work orders will be created, tracked by date it was recorded, and this will allow communication with John Harrison without disrupting the activities of the lawn maintenance crews. Please be respectful and do not approach John directly. Brian Smith is managing this process and it will work if everyone cooperates, as well as ensure that, except for emergencies, jobs will be done in the order the requests are made.

Information to create a work order will include contact details for the concerned owner/renter, physical address, and description of the issue.

Irrigation: Brian Smith addressed our neighborhood getting water later than planned due to Redlands Water and Power. If a homeowner is planning an event/work and needs to ensure the sprinklers do not drench their party, contact Brian to fill out work order so John can be asked to shut off the needed sprinklers for the duration of the event. It was asked to not allow the lawn maintenance crews to conduct work on holidays. This was rejected as the neighborhood is too large to lose an entire weekday-workday and still maintain our grounds.

When weed spraying is scheduled, it will be announced in the HOA boxes next to each street's mailbox.

Motion to Adjourn the meeting made by Director MaryEllen Jacquith, seconded by Director Robin Cyr.

Meeting adjourned at 11 am.