

10 August 2024, Vineyard HOA Board/Committee meeting minutes HIGHLIGHTS

The meeting was held at Redlands United Methodist Church. Board members in attendance: Brian Smith, President; Peggy Mauer, Treasurer; MaryEllen Jaquith, Director; DeDe Sharp, Director; Robin Cyr, Director. Absent: Von Isaman, Vice President; Aly Shuman, Secretary.

- Greetings and call to order at 10:00 AM by Brian Smith.
- **Meeting Minutes** from April were read by Robin Cyr and accepted without changes.
- **Treasurer's Report** read by Peggy Mauer and accepted without changes. If you wish to see the full report, please contact Peggy directly.
- Committee Reports:
 - **ACC**-Jan Elliot was not in attendance but let Brian know there had been 2 requests: one on Bordeaux to repaint front door, and one on Merlot for a new roof. Both were approved.
 - **PIC**-Debbie Smith reported that this year's inspections of the 202 homes in the community, 105 needed work. Of those, 77 have finished required updates; 29 are not yet done (13 waiting on materials, contractor-availability, etc.; 8 need rechecks).
 - **RV lot**-DeDe Sharp reported that all but 2 spaces are rented.
 - **Neighborhood Watch**-Jody Blackmer reported that ongoing parking issues have been addressed and that she is resigning from position of chair of this committee, having managed it for the last 6 years. Many thanks to Jody for a job well done as tasks have burgeoned into a huge time commitment and worry.
- Old Business:
 - **Front entrance lighting.** The small solar light previously placed at the front of the community has been removed and efforts are underway to locate electrical lines (formerly used for a larger light for the entrance off Broadway) and restore them to function with a bigger, brighter, dusk-to-dawn light. The project is ongoing and Brian is working with John Harrison on it.
 - **Safety measures for North irrigation pond.** Last meeting a resident expressed safety concerns about someone being able to climb the fence (with the sign posted to keep out) and said the HOA should provide an assortment of self-rescue items in case someone fell in. Brian researched this with the Fire Department. They stated that all regulations to have the pond posted, fenced, and locked are already in place. No further inquiry is needed, and no further action will be taken.
 - **Rules and Regulations review and update.** The R&R's have been reviewed and updated by Robin Cyr with residents' comments and recommendations included and is in final DRAFT for review with Brian Smith. It will be brought to the Board in the fall for review, approval, and distribution.
 - **Weed spraying.** This was delayed by JT Lawn Services due to the extreme heat that made application impossible. The spray would evaporate before even hitting the ground, so that project will resume as the weather cools. We are fully aware that there are weeds everywhere. There is nothing to be done until the spraying project restarts, so don't call Brian or ask for help from John about weeds.
- New Business:
 - **Sidewalk replacement and repairs.** MaryEllen Jaquith and Brian Smith have been working with Mesa County to assess much needed repair to the community's uneven sidewalks. Because this is a safety issue and Mesa County will take responsibility for repairs to all of Arbor Circle and the entrance from Broadway into the Community, the Board approved moving forward. This is a very cost-effective solution for The Vineyard and will be done with contractors of Mesa County's choosing. Work may begin quite soon once they line up the contractors required. To support this work, 11 trees have been identified as having caused/continuing to contribute to the sidewalks buckling and they will have to be removed. A couple of the trees (an

exact count will be verified before work begins) are “resident-owned,” not community trees that the HOA is responsible for. Rather than asking the homeowner to pay for removal, stump grinding, etc. to prepare for new concrete to be laid, the Board has agreed that the HOA will cover these one-time costs. If the resident wishes to keep an identified tree, all repairs to the sidewalk and costs for future removal will be borne by that owner. A discussion will be held with each owner about their tree and a decision made about removal. The HOA will also pay for selection and replanting of 11 new trees so new growth can begin before our other trees age out, and there will be shade and bird/animal habitat already in place. Sidewalk work in the center of the community will be the sole responsibility of the HOA and will be addressed next year.

- **Lawn/irrigation update.** Largely due to the extreme and extended heat Grand Junction has had this summer, as well as nearly no significant rain, keeping up with irrigation issues, dead/dry spots, failed sprinklers, line breaks, etc. has been expensive and time-consuming for our landscape/irrigation/maintenance company. Complaints early in the year were soaring and without a full-time, irrigation-only specialist on board, a decision was made to have John Harrison select and hire one. His name is Spike, he’s been working for JT Landscaping since mid-May, and the situation with irrigation is heading toward manageable. Those of us on the Board who have met/worked with Spike agree he is the asset we’ve been missing. John Harrison specializes in landscape maintenance and not irrigation, a specialty unto itself. This is an expense on top of what the HOA contracted with JT Lawn Services and something the Board intends to keep in place.
- **Neighborhood Watch Program.** With Jody Blackmer’s retirement as chair of this committee and her ongoing inability to identify and retain Block Captains, the Board agreed with her recommendation that the Block Captain aspect of Neighborhood Watch be discontinued. We will, of course, continue to look out for friends and neighbors but 911 will be the default if there’s a question about needing a “wellness check” for someone whose routine is noted to be altered. The Block Captains have had an increasingly difficult job the last 4-5 years being seen as “enforcers” of HOA rules and regulations and several have had very unpleasant and threatening encounters with residents. Duties the Block Captains had been responsible for will be managed as follows:
 - Text and email are effective communication tools with all but a small handful of the community’s 202 residents. Gail Corbet will send emails with updates on news important to residents and bright-colored copies of that kind of news will be also be placed in the 16 boxes near the mailboxes on each street.
 - New Homeowner packets will be delivered by registered mail, return receipt requested from now on. The HOA knows from the title companies when a new owner has purchased a home here. The mailing will document that the new owner is aware of community rules and regulations and provide useful information and contact details. There will no longer be New Renters packets distributed. It is the sole responsibility of the homeowner to communicate with their renters.
 - Newsletter and distribution.
 - The Newsletter is being discontinued. For years, it has been a reiteration of what is discussed at the quarterly Board meetings and takes considerable volunteer time to write and cost to the HOA to have it professionally formatted and published. If residents want to know what happens at the Board meetings, please plan to attend in the future.
 - Meeting Minutes will be published to The Vineyard website at <https://thevineyardgj.com> and a few copies placed in the boxes used for HOA communications on each street. They will also go out by email from Gail Corbet.
- Meeting was adjourned at 11:17 AM

Addendum, new information, 14 August: Jan Elliott is resigning from chairing the ACC. The Board and community are grateful for her work on this the past several years and she will be missed. If anyone wishes to volunteer to take this over, please contact Brian Smith. And Mesa County is in the neighborhood to start on the tree removal project