



Annual Membership Meeting Minutes - Oct 3, 2025 @6:00PM

Redlands United Methodist Church – 527 Village Way, Grand Junction, CO

Call to Order-By Andy Smith at 6:02PM

Introduction of Board Members and Managers

In attendance was Andy Smith-President; Peggy Maurer-Treasurer; MaryEllen Jaquith-Member at Large; Dede Sharp-Member at Large; Tawni Kelley and Joy Zeller-Property Managers, Divergent Properties. Not present: Robin Cyr, Secretary; Leslie Jordan, Member at Large.

Member Present/Represented-There were 57 units represented either in person or by proxy, meeting quorum requirement.

Approval of 2024 Annual Meeting Minutes-Dede motioned to approve 2024 Minutes, Peggy seconded. All were in favor.

President's Report

Andy thanked our outgoing board members for their service.

It was reiterated that all homeowners are welcome to attend board meetings if they would like to be more involved or know more about the current items the board is working on. There are some exceptions to this where an executive session is necessary and homeowners may not be permitted. One example would be if there is a meeting pertaining to active litigation. A quick comparison between board meetings and the annual meeting:

The annual meeting is a meeting of all homeowners, held once a year to elect board members, review the HOA's financials, and discuss community matters. This differs from regular board meetings, which are held throughout the year for the board to make decisions about the day-to-day operations of the HOA. Homeowners are welcome to attend board meetings but do not vote at them unless specified; voting by homeowners takes place at the annual meeting.

Irrigation seems to be going well after a long summer of repairs and addressing deferred maintenance. Water is scheduled to shut off on October 13th and we are looking to be in a lot better shape for spring startup next year. The Board has voted to renew our contract with WD Yards for the 2026 season. There was a price increase in their service contract, which has been accounted for in the 2026 budget. The increase included spring fertilization and additional leaf removal. We also discussed potentially adding more services from WD Yards; however, due to current budget limitations, we are unable to expand these services at this time. Some homeowners have expressed interest in weekly lawn mowing, but this would require a budget increase of

approximately \$93,000 to cover the additional costs from WD Yards. We will be having WD Yards do some repairs during the winter while they charge half price.

We did some overseeding a couple of weeks ago to some of the larger dirt areas in the community. There were about 150 lbs of grass seed put down. This work was not completed by WD yards as they wanted several thousands of dollars to complete the work. In order to save money, the HOA completed that work themselves and we're hoping we see progress in grass growing in those areas in the spring.

We have contracted with Association Reserve, to have a Reserve Study completed for The Vineyard. A reserve study helps the HOA plan and budget for the future repair or replacement of common area components like irrigation systems, trees, walking paths, and other common elements. It evaluates the condition and remaining useful life of these assets, estimates future costs, and provides a funding plan to ensure the reserve fund is adequately maintained. This helps prevent special assessments, supports long-term financial stability, and protects property values. The study has begun and should be completed in December and we will be sure to communicate our findings to the entire community.

Tree trimming and treatment should happen this fall. Save A Tree will be conducting trimming of common area trees in a couple weeks and the treatment of common area and private ash trees will happen in the Spring.

Governing Document Updates-

We have retained Altitude Law to assist with this process, and they have provided an initial draft. The Board will now thoroughly review this draft, which will involve several rounds of revisions before the proposed documents are ready for a community-wide vote. We anticipate this process will take a few months. Our current Governing Documents were originally drafted in 1981 and have received minimal updates since then. As a result, they are no longer fully compliant with the Colorado Common Interest Ownership Act (CCIOA) and other current state and local governance requirements. This redrafting is a critical step to ensure our homeowners association operates in full accordance with all applicable laws and regulations.

A homeowner asked why we were not using a local lawyer to draft our new governing documents. Joy explained that in her 20 years of property management, she has had the best luck with Altitude Law as opposed to using local law firms. She explained how she has had to go back through and make corrections to drafts that have been provided and is now actually stepping in with a local Law Firm to help them learn HOA law to be able to better serve the associations in Mesa County. Altitude Law specializes in HOA law and is the best option in our opinion.

Treasurer's Report & 2026 Board Approved Budget Presentation-

As of Sept 30th, 2025, on the Balance Sheet, currently we have \$155,671 in the cash accounts, which is comprised of the Operating Account, the RV Lot Account, and the Money Market Account. Last year at September 30 th , we had \$147,963 so we have a cash gain of \$7,708. We have collected \$292,990 in dues; last year at this time we had collected

\$248,101 so we're ahead of last year's dues collections by \$44,889. We continue with the \$500/month savings plan where funds are moved into the Money Market Account, whose current balance is \$67,325 after making a \$50,000 transfer back into the Operating account.

Andy went over the approved budget for 2026 and noted that costs are going up for virtually everything. For now, there is no special assessment planned. Divergent Properties was hired to take over the finances for The Vineyard. That will happen Jan 1, 2026.

Board Positions-Election

First, we would like to extend our sincere gratitude to Peggy Maurer (Treasurer), MaryEllen Jaquith (Member at Large), and Leslie Jordan (Member at Large), who will be stepping down from the Board. We appreciate their dedicated service to our community and wish them all the best.

We had the following nominations for Board positions:

- * **Brian Smith:** Nominated for Vice President
- * **Bruce Dwire:** Nominated for Treasurer
- * **Dan Lowery:** Nominated for Member at Large

During the nomination process, Ken Elliott also expressed interest and was subsequently nominated from the floor.

A verbal vote was held for these nominees, motioned by Jayne Reiber and seconded by Mary Beth Flannigan. All members present were in favor, with no opposition.

Other Topics of Discussion or Concern-

Leaves- Leaves will continue to be an ongoing issue. We hired WD Yards for an extra \$20k early in the spring to do additional leaf cleanup. It is very expensive to continue to keep up with the leaves that fall from our hundreds of trees in our community. Unfortunately, it is not likely that we will always have our streets completely clear of leaves unless we want to pay thousands and thousands of dollars to do so. We just don't have the funds to be able to do that so we will do our best to make leaf clean up a priority with the funds that we have.

Tree planting-There was discussion around replacing trees that had been removed in an area of the community a couple of years ago. For now we will have to put that item on the back burner in order to focus on more immediate needs of the community. We all know trees are a very important part of our neighborhood and we are taking many steps to ensure the extended life of our trees. Including the reserve study, treating and trimming trees, and planting when necessary and as our budget allows.

Adjournment-

Marybeth Flannigan motioned to adjourn at 7:41PM
Seconded by Peggy Maurer. All were in favor

