



**Board Meeting Minutes  
Feb. 6, 2025 @ 5:00 PM  
Mesa County Public Library**

**Present:** Andrew Smith, President; Peggy Maurer, Treasurer; Robin Cyr, Secretary; MaryEllen Jaquith, Director at Large; Dede Sharp, Director at Large; Leslie Jordan, Director at Large; Joy Zeller and Tawni Kelley, Divergent Properties, LLC.

I. **Call to order:** Meeting was called to order by new Board President Andrew Smith @ 5:03pm.

II. **Review/Discussion of proposed contract by Divergent Properties**

- HOA board cell phone to be kept with the Board of Directors (BOD) over the next couple of months, then re-evaluate the need and decide to keep or get rid of.
- The website will be given to Divergent Properties to be managed, and maintained.
- Peggy will grant financial informational access to Divergent Properties to be able to answer homeowner questions.
- Mary Ellen will send insurance policies to Divergent Properties for review.
- The annual meeting will take place in October.
- All homeowners are responsible for informing renters of the HOA's CC&Rs and rules and regulations.
- Discussion took place about getting governing documents updated and in order. Divergent Properties offered to update the HOA's 9 governing policies and rules and regulations for a fee of \$700.
  - i. A motion was made by Robin Cyr to have Divergent Properties update these documents. Andrew Smith seconds the motion. All were in favor.
- Discussion took place about needing a law firm to update CC&Rs, bylaws and Articles of Incorporation. Altitude is an option. The board has asked Joy and Tawni to get a couple more proposals from firms who could take on this work and report back.
- No major changes were needed for the contract.
  - i. Andrew moved to hire Divergent Properties as the property management company for The Vineyard HOA. Robin seconds the motion. All were in favor. The contract was signed.

III. **Meeting adjourned:** at 6:48 p.m.

Approved by:

  
Andy Smith (Mar 3, 2025 12:58 MST)

Andrew Smith – President

\_\_\_\_\_ Dated

  
Robin Cyr (Mar 3, 2025 15:53 MST)

Robin Cyr – Secretary

\_\_\_\_\_ Dated

# 02.06.2025 Board Meeting Minutes - Approved.docx

Final Audit Report

2025-03-03

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-  Signer robin.cyr341@gmail.com entered name at signing as Robin Cyr  
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