



Board Meeting Minutes- April 19, 2025 @9am
Redlands United Methodist Church

09:00-10:00 Board Members

Present: Andy Smith, President; Robin Cyr, Secretary; Dede Sharp, Director at Large; Leslie Jordan, Director at Large; MaryEllen Jaquith, Director at Large; Tawni Kelley and Joy Zeller, Divergent Properties, LLC, and 3 homeowners (see sign-in sheet)

- I. Call to Order: Meeting was called to order by Board President Andy Smith at 9:04 am.
- II. Approval of Meeting Minutes: MaryEllen motioned to approve the April 16, 2025 board meeting minutes, Dede seconded the motion, and the minutes were approved unanimously.
- III. R&R and Dispute Process Policy:
 - a. Robin motioned to approve the Rules and Regulations as presented, MaryEllen seconded the motion, and the motion was approved unanimously.
 - b. Robin motioned to approve the Dispute Process Policy as presented, Leslie seconded the motion, and the motion was approved unanimously.
- IV. Manager Report
 - a. The Architectural Control Committee has been working on updating the ACC guidelines, which will be presented to the board for approval soon. There have been 5 ACC requests since Divergent Properties was onboarded.
 - b. Divergent Properties has started addressing violations, but delicately because of the change in management.
 - c. Financial Services: Divergent Properties went over the proposal for full management, including financial services. The board will review afterward.
- V. WD Yards/Irrigation /Dredging: Dredging is done, and will be done again in a few years. We will ask WD Yards to take our additional pump to Monro to ensure it is functional as a backup pump. Irrigation will start this Monday, April 21. Anyone is welcome to join us at the south pump at 8:30.
- VI. Rheims Ct Water Usage: Tawni gave an update and is continuing to work with Ute Water to find the reason(s) the water usage on Rheims Ct is so much more than other areas.
- VII. Mailbox Repairs: Leslie motioned to move forward with purchasing 7 new pedestals and paint to repair mailboxes, which will cost about \$1,300. MaryEllen seconded the motion, and the motion was approved unanimously.
- VIII. Perimeter Fencing: Discussion took place about future perimeter fencing.
- IX. HOA Meeting Schedule: Moving forward the HOA will have quarterly board meetings that members are welcome to attend and then one annual membership meeting in September.
- X. Website Updates: Tawni gave an update on the website.
- XI. Wood, Other Piles & RV Lot: Andy will cut down the sunflowers, and will cut the lock off the shed. We will also be cleaning up the items around the RV lot.

10:00-11:00 Updates For Members

Present: See Sign-In Sheet

- I. Introductions: The board and new property managers introduced themselves.

The Vineyard
Homeowners
Association 

- II. Sidewalk & Mailbox Repair: Andy provided an update on the sidewalk and mailbox repairs. An owner mentioned that there is no way to get a walker up onto the sidewalk at E. Cir. & Reim Ct. The HOA will look into this.
- III. Landscaping: Tawni reviewed the landscape request form and discussion took place.
- IV. Website Updates: Tawni reviewed the website updates and discussion took place.
- V. Committee Reports:
 - a. Debbie S., representing the PIC (Property Inspection Committee), reported that they will begin inspections in mid-May.
 - b. Brian S., representing the ACC (Architectural Control Committee), reported that they met and have made some requests
- VI. Governing Documents Updates: Andy explained that the board has approved 9 required policies, as well as a new set of Rules & Regulations. These can be found on the HOA website at: <https://thevineyardgj.com/> The board is currently looking at proposals from law firms to re-write our current CC&Rs, Bylaws, and Articles of Incorporation to get us current with CCIOA (Colorado Common Interest Ownership Act). Discussion took place.
- VII. Member Comments:
 - a. Discussion took place about the percentage of votes needed to get updates to the governing documents approved. Divergent Properties explained that they are confident we will obtain the votes needed.
 - b. Discussion took place about the health and maintenance of the trees within The Vineyard. The board is investigating all possible solutions to help ensure the community trees and landscaping are maintained not only for this year, but that we have a long-term plan.
 - c. Discussion took place about WD Yards, and the new contract with them. This year they will be mowing/trimming the north section of the subdivision one week, and the lower section the other week. Their regular mowing/trimming/maintenance days will be Thursdays, starting around 7:30 am.
 - d. Meetings: The annual membership meeting will be held in September, and the quarterly meetings will be board meetings, moving forward. All homeowners are welcome to attend any board meeting. Homeowner communication will be frequent, to help ensure that everyone knows what is happening within the community.

Adjournment: Robin motioned to adjourn the meeting at 10:43, Andy seconded the motion and the meeting was adjourned.

Approved by: 
[Andy Smith \(Dec 8, 2025 21:37:54 MST\)](#)

Andrew Smith – President


[Robin Cyr \(Dec 3, 2025 13:08:42 MST\)](#)

Robin Cyr – Secretary

04.19.2025 Board Meeting Minutes

Final Audit Report

2025-12-09

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