

Minutes from The Vineyard HOA—Board and Community meeting

25 January 2025

Redlands United Methodist Church, 1000 -1130

The meeting was called to order by Robin Cyr, Secretary, at 1000. She opened by telling the community that we'd move to Board issues and follow the agenda after a presentation from William Cooper at SAVATREE (formerly T4 Trees) to share their 3 years, phased proposal provided to the Board to care for the community's 140 ash trees. These trees are a huge part of the shady ambiance and cooler temperatures in summer, and they are subject to illness from the ash bark beetle, Lilac/ash borer, and emerald ash borer. These pests are deadly and while the Vineyard has had a spraying program in place for several years, SAVATREE recommends, as do other local arborists, a program that injects the trees for a more effective pesticide response. The Board will consider this proposal alongside other arborists to determine the right path forward for our trees. Treatment will be expensive and reviewed with the community prior to vendor and timeline selection. We appreciated his time and answering questions from the audience.

Next Robin explained that the Board has been operating without a President or Vice President since around the first of the year. Andy Smith, 4-year owner of a home on Burgundy, volunteered to help the Board earlier in January. The Board has had several discussions with him and are pleased to announce that today the Board unanimously voted to approve him for the position and he then took over leading the meeting.

Andy briefly outlined his experience in real estate investing and is owner of several rental properties in and out of state. He has extensive property management and construction, as well as property building and maintenance experience. He and his family live in an adjacent community and his goal is to help the Vineyard with financial viability and improvements to existing structures (front and perimeter fencing), irrigation, etc. for the long-term.

The first agenda item was to share information about WD Yards, the new lawn management/maintenance and irrigation contractor selected by the Board for 2025. The Board put out a proposal and 3 different vendors responded including JT Lawn Services, who came in at a higher cost but without key services that WD Yards can offer such as having full-time irrigation specialists and a team of arborists on their staff. For now, as the sycamore trees at the top of the community shed leaves year-round, WD Yards will do one leaf removal visit each in January, February and March. They just completed their January clean-up last week and feedback on how they executed this with a team of 8+ employees has been positive. They will start full-time in April for pond, sprinkler, and lawn management. The mowing schedule will be altered to mow one half of the neighborhood each week, and alternate weeks. This will reduce noise and costs. Last year it was obvious that extreme heat and dryness kept the grass from thriving and weekly mowing was actually causing more harm than good. We will try this every-other-week mowing plan for this year and reassess when time to renew or rebid for 2026. One community member does not want their grass mowed or trimmed or the border around the house blown out and that has been communicated and agreed to by WD Yards. If anyone else has similar concerns, please contact Robin Cyr, robin.cyr341@gmail.com, and that information will be shared with our new contractor. Deal directly with a Board member without interrupting the workflow for the crews when they are here.

The next two agenda items covered the process used by the Board to interview 3 professional HOA Property Management companies to assist The Vineyard in managing our community needs, including legal compliance with Colorado state laws enacted in 2022. The contract will be awarded to Divergent Properties, who reviewed our website and all our documents before our interview with them, and they mentioned important areas of concern to us that they are equipped to help with. We learned we are out of compliance by not having in place the "9 Policies and Procedures" that all HOAs must comply with. The Vineyard is also very out of date in review and update of by-

laws and covenants and the PM will also handle that. These are one-time expenses but are also key financial priorities for the 2025 budget year.

Divergent Properties is a woman-owned business that manages several other HOAs here in the Grand Valley. They are very selective in how large an HOA they want to take on, as well as wanting to feel comfortable with the Board they'll be working with, and a sense that the community is one that they themselves would be proud/happy to live in. Key to their selection was their willingness to use a "hybrid" model for service delivery, meaning that all financial responsibilities will remain with Treasurer Peggy Mauer so that significantly reduced their proposed management costs. Key things they will do include: a) helping The Vineyard get back into legal compliance with Colorado statutes; b) handle the annual election process and assist with Board-recruitment; c) assist with documentation and follow up with the Architectural Control Committee (ACC) that will be headed by Evita Schulz (with several community members to review and help her) with final approvals made by the Board; d) assisting with automating the Property Inspection Committee (PIC) headed by Debbie Smith (with several local volunteers) and thus lessen the burden of the inspections, follow up letters and correction inspections; e) and manage the Vineyard website. The question was asked if the professional Property Managers replace the Board and the answer is, "No." An HOA Board is required to have 3 officers—President, Secretary and Treasurer. With Andy Smith joining the Board this month, we are back in compliance with that. The Board will be here to take care of community interests, strategic financial and landscaping planning and priorities and liaise with the new PM. The cost, in the simplest terms, comes out to be a bit less than \$4.00 per house per month, and this is a cost that the HOA can cover at no additional expense to homeowners this year. We also have the advantage that Andy Smith already has a relationship with Divergent Properties and both they and Andy already have good working relationships with WD Yards. We are excited about the coming year as things should run much more smoothly than in recent years .

MaryEllen Jaquith is researching new carriers for HOA insurance coverage (property/the 2 pump houses and liability) because the current carrier is no longer going to provide HOA insurance. She will collect quotes, and that issue will be revisited before the policies expire in June 2025.

There was discussion about the extremely high-water usage on Rheims Ct that is year-round and would indicate water loss somewhere in that cul-de-sac that is not tied to lawn watering seasonally or other predictable times when city water usage may be higher. Andy Smith has worked with Ute Water and contact them to see if cause can be determined and what actions may be taken.

The irrigation pond must be dredged to remove accumulated silt so there is enough depth to deliver water to the irrigation system without it being full of silt. That work will be done at less than \$5K before the pond receives water, so in the March timeframe, by Dowd Excavating. The dredging needs to be done every 3 or so years.

Following last year's removal of 11 neighborhood trees and 3 additional owner trees that were buckling community sidewalks, Mesa County is currently in the process of removing the damaged sidewalks and preparing to pour new ones. Concrete can now be safely poured in the winter, and this project will be completed before springtime.

The last business item was Peggy Mauer's review of the Treasurer's report. That is available to anyone who wishes to see the actual numbers by contacting Peggy.

Von Isaman moved the meeting to be adjourned, seconded by Robin Cyr at 1130.

Approved by:


Robin Cyr (Jun 17, 2025 11:49 MDT)

Robin Cyr-Secretary


Peggy Maurer (Jun 2, 2025 11:36 MDT)

Peggy Maurer-Treasurer

25 January 2025 Minutes FINAL

Final Audit Report

2025-06-17

Created:	2025-06-02
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAtOh5mKFZ6Dy1WOAUXZKNItK1TG7e3LA6

"25 January 2025 Minutes FINAL" History

-  Document created by Joy Zeller (DivergentPropertiesHelp@gmail.com)
2025-06-02 - 3:43:22 AM GMT
-  Document emailed to Robin Cyr (robin.cyr341@gmail.com) for signature
2025-06-02 - 3:43:25 AM GMT
-  Document emailed to Peggy Maurer (maurerpegbs@msn.com) for signature
2025-06-02 - 3:43:25 AM GMT
-  Email viewed by Peggy Maurer (maurerpegbs@msn.com)
2025-06-02 - 5:35:50 PM GMT
-  Document e-signed by Peggy Maurer (maurerpegbs@msn.com)
Signature Date: 2025-06-02 - 5:36:11 PM GMT - Time Source: server
-  Email viewed by Robin Cyr (robin.cyr341@gmail.com)
2025-06-17 - 5:49:11 PM GMT
-  Document e-signed by Robin Cyr (robin.cyr341@gmail.com)
Signature Date: 2025-06-17 - 5:49:44 PM GMT - Time Source: server
-  Agreement completed.
2025-06-17 - 5:49:44 PM GMT