



Board Meeting - July 1, 2025 @5:30PM -Approved

Mesa County Central Library

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

- I. Call to Order: Meeting was called to order by board president Andy Smith at 5:36pm
- II. Approval of meeting minutes-skipped
- III. WD Yards/Irrigation Update
 - Andy gave an update, \$10k spent, more hours have been put in than Bill originally thought, but won't be charged more for now.
 - Why not green this year? The last landscaper was there all the time running the system manually 24/7.
 - New issues arising every day, jetting needs to be done as the north pump isn't getting sufficient water. South pump water overflows and feeds into the north retention pond. Electrical issues at the north pump. Clog to north pump will be jetted tomorrow and hopefully that will get sufficient water supply to the retention pond.
 - Backup pump for south pumphouse, rebuilt-cost is \$3000. Bill will hold onto it and charge us if we decide to use it. He has another extra if needed as well.
 - South pump needs new filter, it's on order-2-3 weeks.
 - Top priority is getting consistent water on the grass.
 - Joy thanked Andy for all of his work and time that he has given to the neighborhood.
 - Suggestion from Robin-document everything learned on the system. WD Yards probably won't so we will. Divergent will be updating the manual with all new information.
- IV. Executive Session: And moved to go into Executive Session at 6:15pm
 - Jetting of storm drains
 - Personnel/BOD/Owner Communication
 - adjourned executive session at 6:36pm
- V. Xeriscape-table for future.
- VI. Financial Update-Peggy
- VII. ACC: 18 requests; 16 approved; 2 awaiting more information; no denials
 - Violations report: 14 violations; 14 resolved



VIII. Mailbox repairs

-USPS has not been responsive or easy to work with. We may have to wait for the old ones from the post office to get replaced. Will have Leslie continue work on the ones she has committed to but will hold off on replacements for now.

IX. CC&Rs, Bylaws, Articles of Incorporation- Altitude Law?

-Joy suggests we go with Altitude Law. Discussion occurred around what the process would look like to start drafting the governing documents with Altitude Law. This will get us compliant with CCIOA. We can add and take out things we want in order to make these documents work for the neighborhood and our unique

-Robin Moved to start drafting Gov docs with Altitude Law. MaryEllen seconds. All were in favor.

X. Trees

-On private property vs community trees (liability) will need to really get detailed in new CC&R's. Come up with a strategic plan for trees. Possibly 50/50 split with HOA and homeowners. Andy will check in with Bill at WD and T4 to start a tree plan.

-Spraying-Ash tree spraying

-long term plan

XI. Items for July 26 Meeting

-Bill will attend

XII. Adjournment: Robin moved to adjourn at 7:15pm. Andy seconds. All were in favor.

Next Meeting July 26th

Approved by:

Andrew Smith

[Andrew Smith \(Jul 31, 2025 19:47:57 MDT\)](#)

Andrew Smith – President

31/07/2025

Dated

Robin Cyr

[Robin Cyr \(Aug 18, 2025 11:21:18 MDT\)](#)

Robin Cyr – Secretary

31/07/2025

Dated

The Vineyard
Homeowners
Association



July 1 BOD Meeting Minutes.docx

Final Audit Report

2025-08-18

| | |
|-----------------|--|
| Created: | 2025-08-01 |
| By: | Joy Zeller (DivergentPropertiesHelp@gmail.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAF9s67xNIsFMS4cbDqcDo16ysOWY70Hh5 |

"July 1 BOD Meeting Minutes.docx" History

-  Document created by Joy Zeller (DivergentPropertiesHelp@gmail.com)
2025-08-01 - 1:44:11 AM GMT
-  Document emailed to Andrew Smith (baamproperties@gmail.com) for signature
2025-08-01 - 1:44:15 AM GMT
-  Document emailed to Robin Cyr (robin.cyr341@gmail.com) for signature
2025-08-01 - 1:44:15 AM GMT
-  Email viewed by Andrew Smith (baamproperties@gmail.com)
2025-08-01 - 1:45:58 AM GMT
-  Document e-signed by Andrew Smith (baamproperties@gmail.com)
Signature Date: 2025-08-01 - 1:47:57 AM GMT - Time Source: server
-  Email viewed by Robin Cyr (robin.cyr341@gmail.com)
2025-08-18 - 5:20:21 PM GMT
-  Document e-signed by Robin Cyr (robin.cyr341@gmail.com)
Signature Date: 2025-08-18 - 5:21:18 PM GMT - Time Source: server
-  Agreement completed.
2025-08-18 - 5:21:18 PM GMT