

The Vineyard

Homeowners
Association



Board Meeting Minutes
September 10, 2025 @ 5:00 PM
Mesa County Public Library

Present: Andy Smith/President; Robin Cyr/Secretary; MaryEllen Jaquith/Director; and DeDe Sharp/Director. Not in attendance were Peggy Mauer/Treasurer and Leslie Jordan/Director.

Call to order: Andy called the meeting to order at 5:07 PM.

Topics discussed:

- Irrigation--The north pond received a huge amount of mud from the 4-6" rain that fell on the Redlands last week in about 2 hours. The pump had to be shut down, and we may have to dredge the pond again next year, rather than in 2-3 more years, due to the volume of mud that washed in. Andy Smith cleaned out the pump area in the South pumphouse which also received a lot of mud and debris. WD Yards personnel restarted the system and watering has resumed. It's obvious that there are now sprinkler heads that were working before the storm that now are not due to clogging with mud. As of now, The Vineyard is about \$26K over anticipated budget this year with WD Yards for irrigation repairs far beyond what was anticipated.
- Financials--A large invoice from WD Yards is the cause of the \$26K overage. We are clearly spending more than we are taking in and increasing dues by 7% next year is not going to close the gap, nor will increasing the monthly fees in the RV lot. We have \$15K budgeted for trees--trimming and removals in the 2026 budget. It was suggested and agreed that we should plan on \$10K for trees and move \$5K into the irrigation line item. Even so, the HOA will likely wind up \$2-8K in the hole. We still have the Money Market account. We have money in the HOA's savings account. We are not going to put \$6K into a reserve fund that we'd hoped to start building up. The reserve study is already contracted and will be addressed below. That study will reveal by an impartial third party how much will be needed in a special assessment sometime in 2026. For now, we will take money out of the savings account and run with less extra cash but use that money for services the community needs and expects to keep things looking good. As of now, we'll likely be over budget ~\$9K next year. Andy has asked both WD Yards and Divergent to get us invoices and estimates for services to use faster for review than has been done for 2025.
- Tree bids--SavATree and High Country both submitted bids for work in 2026, though what they bid on was not consistently communicated so the quotes have significant disparity in what the total estimated costs will cover. The 4 Board members present agreed that we would award the work to SavATree for \$7,250 for trimming trees in common areas and let them do the trimming on a worst-first basis. There are a couple of totally dead trees, one just outside the fence on W. Arbor Circle by the Middle School track and another in the parking berm on Merlot. The estimated costs will

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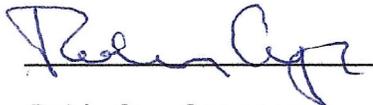


run about \$1000 per man per day. The estimate provided to treat the community ash trees is \$3500 but we want all the ash trees in the north community treated, as most are in private yards. Andy will have further discussion with Bill and the Board know what he learns. DeDe moved to accept the SavATree quote, MaryEllen seconded, the proposal passed with 4 in favor. It is estimated now that tree work in the community will be ~\$14K in 2026.

- Fall leaf pick-up - the current contract does not include leaf removal in January through March. We paid WD Yards for that separately last year before their contract began at the end of March 2025. While this may be a sore subject for some residents, we may have to live with more downed sycamore leaves, especially in the south community area, than in years past.
- Election packets have been mailed that include the budget, cover letter, and newsletter. Peggy has asked Bruce Dwire to be Treasurer, and he has agreed. Divergent will take over financials from Peggy in January. Brian Smith is willing to return as Vice President, and we will be one Director short as MaryEllen is resigning at the end of this meeting. Robin suggested seeing if Dan Lowery might be interested, though he splits residency throughout the year between here and Boise, ID. With the few meetings we have scheduled and the ability to communicate by email/text/phone, it could work. Robin will speak to him when he returns home here later this month.
- The Reserve Study by Association Reserves in Golden has been contracted and is scheduled for completion by December 1st.
- CCRs have been updated by Altitude Law and the documents are ready for review. Andy is going to preview them and distribute them to the rest of the Board for review/comments.
- Grapevines--all present are unhappy that WD Yards weed spraying was very poorly executed and has resulted in killing many of the historic grapevines in the community along with flower borders and shrubs in private yards and house borders. Andy is going to take this up with WD Yards. We may be running out of time for overseeding with grass seed this fall as irrigation season is nearly over and there's no point in seeding unless the grass has a chance to mature enough to overwinter.
- Winter Projects--Leaf pick up; investigating repairs to the irrigation valve box near the Little Library; sprinkler head replacements along W. Arbor, and the zone of sprinklers along 1 Burgundy needs to be replaced.

The meeting adjourned at 6:22 PM.

Approved by: 
Andrew Smith – President


Robin Cyr - Secretary