



Meeting Minutes

Board Meeting – December 3, 2025 @ 5:30 pm

Redlands United Methodist Church – 527 Village Way, Grand Junction, CO

Call to Order: Andy called meeting to order at 5:34 pm

Roll Call: Board Members Present: Andy, Robin, Dede, Bruce, Ken, Brian, & Dan
Property Managers Present: Joy from Divergent Properties
Members Present: See sign-in sheet

Approval of July 26 and September 10, 2025, Meeting Minutes: Board members reviewed the meeting minutes. Dede motioned to approve the minutes, Robyn seconded the minutes, and the minutes were approved unanimously.

2026 Meeting Dates: Dates were presented for the 2026 board and membership meeting. There will be board meetings in January, February, April, June, August, and the annual membership meeting in October. Joy will post the dates on the website.

Manager's Report:

- We are working on drafting tree maps, irrigation maps, and Ute Water maps for the subdivision.
- 4 Changes to the Rules & Regulations were proposed. Robin motioned to approve the changes, Brian seconded the motion and the motion approved unanimously.
 - Section 1: Tree removal scars can now be covered with sod or grass seed.
 - Section 2: Black asphalt shingles are auto-approved. Other colors may be approved with ACC approval, with consideration of black/gray as the standard colors.
 - Section 3: Add that no fencing can be constructed between houses or along property lines.
 - Section 6: Remove the section that states that there are no signs "if they interfere with lawn maintenance". Adding "No Trespassing" signs are not permitted."
- The dog poop stations were discussed. We will continue providing this service.
- HOA Keys: The HOA president and property manager will have a full set of keys. There will also be a lock box on site with an additional set of keys.

Financial Report: Bruce provided an overview of the financials & upcoming changes:

- Changing from ANB Bank to Alpine Bank
- Signers will be Andy, Joy, and Bruce
- We will no longer have an RV Lot account. We will have an operating account, and will be opening a 13-month CD at 3.22%. This will increase yearly interest from about \$550 to \$2,700.
- An Expenditure Authorization Guideline was presented. We will add an additional line requiring that any expenditure over \$5,000 will require 3 homeowner signatures. Robin motioned to approve the guideline to include the homeowner signature change, Brian



seconded the motion, and the motion was approved unanimously.

Reserve Study: Discussion took place. There was agreement that more reserve funds are needed. The board will continue working through the study and use it to plan how to work toward a better financial state.

2026 Landscaping Bids: Andy explained the landscaping history and bid process. Discussion took place. The board will continue looking at the options, and a decision will be made via email vote within the next few weeks.

Governing Documents (CC&Rs): Discussion took place and the board gave direction on how to proceed with CC&Rs as we work with Altitude Law. The CC&Rs and other governing documents will be presented to members mid-2026.

Adjournment: Ken motioned to adjourn the meeting at 8:17pm. Bruce seconded the motion, and the meeting was adjourned unanimously.

Minutes were approved at the January 17, 2026 Board Meeting.


Andy Smith (Jan 22, 2026 15:39:30 MST)

Andy Smith - President


Robin Cyr (Jan 30, 2026 10:16:01 MST)

Robin Cyr - Secretary

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Final Audit Report

2026-01-30

Created:	2026-01-22
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
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"Dec 3 Meeting Minutes (1)" History

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