



Meeting Minutes

Board Meeting – January 17, 2025 @ 10:00 pm

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

Call to Order: Andy called meeting to order at 10:07 am

Roll Call: Board Members Present: Andy, Robin, Dede, Bruce, Ken, & Brian
Property Managers Present: Joy from Divergent Properties
Members Present: Maryellen

Approval of December 3 Meeting Minutes: Board members reviewed the meeting minutes. Ken motioned to approve the minutes, Robin seconded the minutes, and the minutes were approved unanimously.

Manager's Report:

Financials:

- Joy will be presenting the 2025 End-of-Year Reports soon, both to the board and members. The board asked Joy to communicate with homeowners a lot about financials, needs, etc. It was suggested to show homeowners expenses per unit and use charts, etc. for visuals.
- Brian motioned to have Joy prepare the 2025 taxes and have Bruce approve them, rather than hiring a CPA. Ken seconded the motion, and the motion was approved unanimously.

New Reporting: Joy showed the board members examples of what the new board reports would look like each month. Discussion took place about the PIC (Property Inspection Committee). Robin motioned that the PIC be discontinued and replaced by Joy monitoring the properties and enforcing the governing documents, which includes property maintenance. Bruce seconded the motion and the motion was approved unanimously.

RV Lot: We purchased new signage. We have had 9 of the 21 current RV Lot tenants sign the new agreement, and we have 9 vacancies.

Mailbox at Burgundy Ct: The USPS contacted us and said we had to replace or fix the mailbox at Burgundy Ct. Discussion took place. Joy will reach out to Odds and Ends Handyman service to see what he believes he can fix, and what is unfixable.

2026 Landscaping Contract: After reviewing multiple bids, and lots of board discussion and research, the board voted via email to go into contract with Thompson Landscape for 2026. This contract was less expensive than our current provider, and will provide weekly mowing, additional leaf pick-up, and monthly reports for the board review. Joy will contact the other contractors.

Discussion took place about special requests from owners about leaf pick-up, trimming, etc. Robin motioned that leaf blowing and removal will be property wide because the leaves can blow into other yards, and other small requests may be considered on a case-by-case basis as long as it's not a detriment to the community or creates difficulties for the landscape company. Brian seconded the motion and the motion was approved unanimously.



Governing Documents: Discussion took place about the governing document drafts. Brian mentioned that the bylaws should state that there are 7 board members. The board will meet with Altitude Law before the next meeting to work on property maintenance responsibility. The board hopes to present the proposed amended documents to the owners for vote by summer, 2026.

Additional Comments/Concerns:

- Joy will reach out to have the stumps grinded down, where trees were removed from the common area.
- Maryellen mentioned that the county needs to resurface the courts.

Adjournment: Andy motioned to adjourn the meeting at 11:59am. Dede seconded the motion, and the meeting was adjourned unanimously.

Minutes were approved at the February 28, 2026 Board Meeting.

A handwritten signature in black ink, appearing to read "Andy Smith".

Andy Smith (Mar 6, 2026 19:20:09 MST)

Andy Smith - President

A handwritten signature in black ink, appearing to read "Robin Cyr".

Robin Cyr (Mar 4, 2026 17:21:53 MST)

Robin Cyr - Secretary

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Final Audit Report

2026-03-07

Created:	2026-03-04
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
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