



## Meeting Minutes

Board Meeting – February 28, 2026 @ 10:00 pm

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

**Call to Order:** Brian called meeting to order at 10:06 am

**Roll Call:** Board Members Present: Andy (via phone), Robin, Dede, Ken, & Brian  
Property Managers Present: Joy from Divergent Properties  
Members Present: Maryellen, Gail, Betty M, & Leslie & Randy McAninch

**Approval of January 17 Meeting Minutes:** Board members reviewed the meeting minutes. Ken motioned to approve the minutes, Robin seconded the minutes, and the minutes were approved unanimously.

**ACC Position:** Kathy Gardner is willing to serve on the ACC. Robin motioned to approve Kathy as the third member of the committee, Ken seconded the motion, and the motion approved unanimously.

### Manager's Report:

- Financial conversion – Joy gave an update on the financial conversion. It's going well. About \$5,000 in past due assessments.
- Joy and Andy met with Thompson's Landscaping to start preparing for the 2026 growing season.
- Discussion took place about the Ute Water comparison report. Robin motioned to have the reports provided to board on a quarterly basis instead of monthly, with the understanding that Joy will notify the board if there is something out of the ordinary with usage. Ken seconded the motion and the motion was approved unanimously.
- Discussion took place regarding the HOA's participation in the 811 Utility Locate service. When a locate request is submitted, the HOA is notified and asked to identify any potential issues related to digging on HOA property. The board noted that the HOA does not have extensive knowledge of the locations of irrigation lines. The board agreed to continue participating in the service for now and will reevaluate the decision in one year.

### Governing Documents

- After discussing the significant maintenance needs and associated costs of tree care within The Vineyard, the board agreed that it is not feasible for the HOA to maintain trees located on private property. Robin motioned to have Altitude Law revise the CC&Rs to reflect this policy in the proposed amendment draft. Dede seconded the motion, and the motion carried unanimously.
- Joy presented the following changes to the Rules & Regulations:
  1. **Lots to be Maintained**
    - A. Each Lot must be maintained in a clean, orderly, and visually appealing condition at all times. Items such as trash, litter, junk, boxes, containers, bottles, cans, tools, machinery, lumber, ladders, ~~or any~~ building materials, toys, or any other non-decorative personal item
    - B.



may not be left exposed on any Lot in a way that makes them visible from neighboring Lots, Common Areas, or public streets.

4. **Use of Property**

- C. No fencing between houses or along property lines, and no chain-link or lattice fencing around any dwelling. Personal decorations on split-rail fences are not permitted.

And/Or...

4. **Use of Property**

- L. Holiday lighting and decorations may be displayed no earlier than 30 days prior to the applicable holiday and must be removed within 30 days after the holiday.

Robin motioned to approve the proposed changes, adjusting the holiday decorative timeline to 45 days instead of 30 days. Brian seconded the motion and the motion was approved unanimously.

**Tree Maintenance**

- SavATree is grinding 2 parking island stumps on Rheims Ct, and 1 on Merlot Ct.
- SavATree has provided a bid for \$8,625 to treat 3 sycamore at the front of the subdivision, 21 pine trees throughout the subdivision, and 20 ash trees to be determined – all common area trees. Robin motioned to approve this expenditure, Ken seconded the motion and the motion was approved.

**Adjournment:** Robin motioned to adjourn the meeting at 11:43am. Ken seconded the motion, and the meeting was adjourned unanimously.

Minutes were approved at the April 25, 2026 Board Meeting.

Andy Smith (Apr 28, 2026 13:03:59 MDT)

Andy Smith - President

Robin Cyr (May 12, 2026 19:35:31 MDT)

Robin Cyr - Secretary









# February 28 Meeting Minutes (2)

Final Audit Report

2026-05-13

Created:	2026-04-28
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
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