



Meeting Minutes

Board Meeting – April 25, 2026 @ 10:00 pm

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

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

Roll Call: Board Members Present: Andy, Dede, Ken, Bruce, & Brian
Property Managers Present: Joy from Divergent Properties (Via Phone)
Members Present: Linda and Blaze R.

Approval of February 28 Meeting Minutes: Board members reviewed the meeting minutes. Andy motioned to approve the minutes, Ken seconded the minutes, and the minutes were approved unanimously.

Lawn Care Update

- **Andy Update** – Andy has been working closely with Thompson Lawn Care to get the irrigation system up and running—and we’re happy to report that irrigation is now operational and they will be working through each zone to replace/fix/adjust heads.

Several repairs and improvements were completed, including replacing a master seal, repairing filter heads, replacing the prime line, relocating the conductor, and installing two additional gauges. We have also begun working through each irrigation zone and replacing sprinkler heads as needed. By purchasing these heads through Thompson, we’re able to save on costs compared to previous arrangements.

Mowing will begin on Monday. The irrigation team will also be onsite on Monday and Tuesday to continue system adjustments and improvements.

- **Communication to Owners** – Joy will work to notify members of the general dates when fertilizations will be applied. We will not be regularly notifying owners when mowing occurs. Owners need to have their personal items not stored in the lawn areas.
- **New Pump - with old one as back-up** – Discussion took place about whether we should buy a new pump, that was approved in 2024. Pumps in both pump houses are functioning well. We do have an additional pump. We will see if it still works. We will not buy a new pump at this time.
- **Replacement of trees that were removed** – We’ve received questions from homeowners regarding the replacement of trees that have been removed, particularly along E. Arbor Circle. Andy has been working with SavATree to develop a thoughtful tree planting plan.

Our goal is to ensure that any new trees are properly located on HOA property, are appropriate for the specific environment, and have adequate water to support long-term health. In addition, the Board has approved a significant investment to treat and maintain the Association’s existing trees in 2026.

Joy will be reaching out to homeowners to clarify that individual homeowners are responsible for the



care and maintenance of their own trees. However, we will help coordinate an opportunity for homeowners to participate in the HOA's tree treatment program, allowing them to take advantage of group pricing and discounted rates.

- **Hydro-jetting Riesling Ct. drain** - Discussion took place about the jetting of the drain. The HOA is not legally responsible for jetting any drains but did jet it last year. Andy made a motion to have the drain jetted this spring, to remove leaves from the fall. Ken seconded the motion and the motion was approved.

Manager's Report

- HOA Reports
 - Water Usage – Joy gave an update.
 - Clean-Up of the north pump area and RV lot – The board agreed that we need to clean-up the area. Andy and Joy will work on this.
 - Joy went over the monthly reports.
- QuickBooks - Discontinue? – Andy motioned to discontinue the subscription after ensuring we have all reports downloaded. Bruce seconded the motion and the motion was approved unanimously.
- Mailbox Improvements – The board asked for Joy to get a general estimate on repairing 11 of the mailboxes (yellow & red), as well as all 16.
- Parameter Fencing – The east and west side cedar fencing is in serious need of protection. Andy mentioned using shingle oil. Discussion took place. Andy will contact a few contractors to investigate it.
- Member Pay for Outside Work – Discussion took place about establishing a payment option for members who are conducting work for the HOA. Brian motioned to approve paying \$30/hour for work done by members, if it is approved by the HOA ahead of time. Ken seconded the motion, and the motion was approved unanimously. Joy will draft a policy.
- Joy emphasized the importance of maintaining a positive HOA culture. She noted that respectful, constructive communication is essential, as everyone is working toward the same goal. She also reminded attendees that the Board serves in a volunteer capacity and expressed the desire for homeowners to feel heard and supported, while ensuring Board members feel appreciated for their service.

3 Main Governing Document Amendments – The board discussed reviewing the documents one more time before submitting it to the members. We will send them out to homeowners for review, and invite feedback via email/calls, as well as at the June 13th meeting before rolling it out for the 60-day voting period.

Additional Comments/Concerns - None

Adjournment: Andy motioned to adjourn the meeting at 11:50am. Brian seconded the motion, and the meeting was adjourned unanimously.

Minutes were approved at the June 13, 2026, Board Meeting.


Andy Smith (Jun 24, 2026 15:25:38 MDT)
Andy Smith - President


Brian Smith (Jun 24, 2026 17:04:55 MDT)
Brian Smith – Vice President

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Final Audit Report

2026-06-24

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