

Meeting Minutes
Board Meeting – June 13, 2026 @ 10:00 pm
Redlands United Methodist Church – 527 Village Way, Grand Junction, CO

Call to Order: Andy called meeting to order at 10:05 am

Roll Call: Board Members Present: Andy, Dede, Ken, & Brian
Property Manager Present: Joy from Divergent Properties
Members Present: See Sign-In Sheet

Approval of April 25 Meeting Minutes: Board members reviewed the meeting minutes. Ken motioned to approve the minutes, Brian seconded the minutes, and the minutes were approved unanimously.

Lawn Care Update

- Andy Update – The repairs and updates are never-ending, but we are making progress. The HOA doesn't have enough funds to do everything needed, so we are prioritizing the most critical repairs. We have 36 acres of irrigated property and over 5,000 sprinkler heads. We have multiple future improvements planned.

3 Main Governing Document Amendments

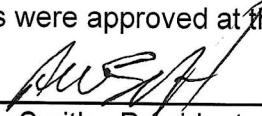
- Joy explained the hierarchy of governing entities and documents within an HOA:
 - Federal Law
 - State Law (Colorado Common Interest Ownership Act (CCIOA) & Non-Profit Act)
 - HOA's Declaration of Covenants, Conditions, & Restrictions (CC&Rs) – The legally binding document when you purchase your house in an HOA.
 - Articles of Incorporation – Filed with the state and establishes you as a non-profit
 - HOA.
 - Bylaws – Outlines how the HOA will run (meetings, directors, officers, etc.)
 - Rules, Regulations, Policies, and Guidelines adopted by the board.
- The Vineyard is going to be sending out a mail-in ballot to all homeowners to update/amend our CC&Rs, Articles of Incorporation, and Bylaws, which are about 40 years old +/- The timeline is:
 - March 2025-April 2026: Board received bids from law firms, chose Altitude Community Law, and worked with them to draft the needed amendments, making multiple revisions.
 - April 28 – June 13, 2026: Asked homeowners to provide input.
 - June 13, 2026: Conducted meeting for homeowner input and questions.
 - June 14 – July 31, 2026 – Additional time for homeowner input. *
 - August 1 – September 30, 2026 – 60 day voting period for all homeowners. *
- Joy and the board walked through each of the three documents, explaining what each section meant, and answering any questions that were asked.
- The proposed amendments, as well as the current documents are located on the HOA's website at <https://thevineyardgji.com/governing-documents/>. A frequently asked questions section will also be added to the website.

Additional Comments/Concerns - None

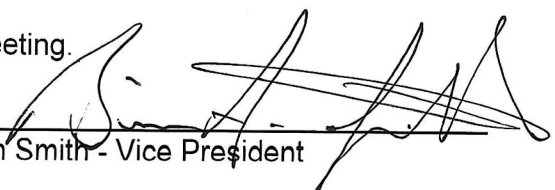
Adjournment: Andy motioned to adjourn the meeting at 12:30am. Brian seconded the motion, and the meeting was adjourned unanimously.

*The additional details of the amendment timeline were added after the meeting for record-keeping purposes.

Minutes were approved at the August 1, 2026, Board Meeting.



Andy Smith - President



Brian Smith - Vice President