

Redlands Mesa Master Association

Monthly Board Meeting

August 19, 2025

Call to Order

The Redlands Mesa HOA Board meeting was called to order at 3:01 p.m. in the Ocotillo Restaurant lower level. In attendance: Forrest Ramsel, George Gromke, Dave Sardinia, Mary Ann Griffith & Jim Coryer.

Approval of Minutes

Minutes from July 15, 2025, board meeting were sent out to the board members and approved.

Financial Report

- On this date, there are eleven RM residents who still have not paid their HOA dues for a total of \$6515.00. It was decided to ask the accounting office to mail out another bill to those owners, with an additional \$50.00 late fee by Sept. 1 & due Sept. 30, 2025. A note will be included on that invoice noting there will be an additional \$50.00 late fee, added each month that the dues aren't paid.
- Pet sanitation costs are up 109.26% over budget. It was acknowledged we installed two new stations this year... after the budget was created last year.
- Our security costs have also increased. We added new, improved equipment which explained the added expenses.
- Our 2025 to date expenses are \$3,841.33 over our 2024 expenses at this time. We should be able to catch up in the next few months since we don't have the payment to a CM at this time.

New Business

- Carol Powers new position: Forrest & Mary Ann met with Carol regarding her accepting a Temporary Administrator position to help DRC with interim work until we find a permanent person. Once found, Carol is willing to train that person to take over. Brad & Dan, of the DRC, will be overseeing her position and hours. She will have the authority to work with builders, compile & handle design submittals, and take phone calls or emails regarding DRC issues until DRC has signed off on a house at completion. Her phone number will be 970-200-1550 & DRC email address is drc@rmhoa.org Thank you Carol!
- D&O Insurance: Marilyn Drury (of the DRC) & Forrest are scheduled to meet with our agent for our Directors & Officers liability insurance policy. Our present policy needed some changes to cover all members of BOD & DRC. The premium for the policy is expected to increase.
- Annual meeting: We are looking at dates & it will be announced in the next board meeting and a notice sent out. We only have 240 emails of the 340 lot owners. The annual meeting info will be sent to emails we have, and it will also be announced on our website.
- Motion passed: A motion was made & passed to authorize Forrest as agent for the following...
 - to act as a Registered Agent with the Secretary of State Colorado
 - to act as the Primary HOA or neighborhood contact with the City of Grand Jct
 - to act as Designated Agent with the Colorado Board of Real Estate
- John Jackson: John is texting any security problems or concerns to the DRC or Forrest... in lieu of alerting a CM
- Lush Greens: Several of the BOD members will be riding around in golf carts with Eric, the owner of Lush Greens, on Friday, August 22nd at 9 am. They will be assessing how things look (weeds, trees, & such), what we expect of L.G. & our vision to improve the property of the HOA.

- 2026 Budget: All BOD members will meet at Forrest's home on August 26th at 2 p.m. to work on the new upcoming budget.

Meeting was adjourned at 4:43 p.m.

Next meeting will be Sept. 16, 2025 @ 3 p.m., downstairs at Ocotillo.