

Redlands Mesa Master Association

Call to Order

- The Redlands Mesa HOA Board meeting was called to order at 3:00PM on October 21, 2025, in the Ocotillo Restaurant “sim room”.
- In attendance: Forrest Ramsel (FR), George Gromke (GG), Jim Coryer (JC). Absent: Mary Ann Griffith (excused), David Sardinta (offered resignation)

Meeting with John Jackson (JJ)

- Meet with Moe from Lush Green Landscaping. Pointed out damaged/missing piece of sidewalk by RW’s house. FR pointed out that we are awaiting approval of a bid from Lush Green Landscaping on cleanup/repair of landscaping.
- JC and JJ pointed out one of the residents outside of our HOA with special needs who has been found wandering outside of his home. Concern was expressed for his safety. Golf course and police are aware of the situation.
- JJ also expressed concern of several homes in the HOA that are unsightly due to overgrowth of weeds.
- JJ pointed out larger number of bicycle riders in the neighborhood. Safety of residents and the bicycle riders themselves were pointed out.
- FR asked JJ to talk to Allegra Construction about running equipment and leaving building supplies on the HOA common property. JJ will have Amber call FR.
- JJ advised the board of his upcoming absence from October 25th till the 13th of November
 - Submission was made to Nicole for a one-time reduction in salary to JJ due to extended time off request.
- JJ asked if the board would consider an increase of his salary.
- JJ pointed out the value he brings to our community.

Approval of Minutes

- Minutes from August 19, 2025, board meeting were reviewed. JC motioned to accept the minutes, seconded by GG and approval was passed unanimously.

Financial

- Financial Report (David Sardinta)
 - Satisfactory financial status of the HOA was acknowledged by FR.
 - We are on track with budget

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Old Business

- **Nonpayment of Dues**
 - A motion was made to waive late fees for 2321 Meridian Court, 2345 Yellow Cat Court, and 368 High Desert by FR, seconded by JC and passed unanimously. Fees were waived because payment was received.
 - Homeowner JD had difficulty with auto pay. He acknowledges resubmitting payment and when we receive it, we will waive his late fee.
 - 353 W Ridges has not paid their fees to date. We will continue to pursue with incurring late charges till paid.
- **Pergola Ten Overlook**
 - Contractor has not returned phone calls or texts asking for a roof on Pergola Ten Overlook. Appears that contractor has not submitted bill for initial work on building pergola. Only document we have is an estimate (\$2150 dated 5/19) for the work. JC will continue to try and reach the contractor.
- **DRC/BOD discussion**
 - Non-compliance fence/stone
 - Will meet with DRC after today's board meeting to discuss noncompliance issues with fence and landscaping at Ledges. Ongoing discussion is being held with the homeowners.
 - "Blue front door" 337 Iron Horse Drive
 - Will be referred to the DRC.
 - 2305 W Ridges Blvd
 - Acknowledges over two-year building time.
 - No action at this time.
- **361 High Desert**
 - Claim is going to be considered under General Liability rather than Directors & Officers insurance. A new claim number has been given to the case.
 - All requested documents have been submitted.
 - Attorney Andrew Teske reports local attorneys will be used.

New Business

- Acceptance of David Sardinta resignation
 - David Sardinta resignation letter was acknowledged and accepted.
- Maintenance of mailbox pergolas
 - Concern was expressed of loosening stones on the pergolas and possible water intrusion into the structures. Marilyn Drury (MD) has contacted a stone worker and is in the process of obtaining a bid on the work. FR has asked MD to get a bid on all five pergolas. Once we have this information, we can see how this cost will fit into our budget.

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New Business (continued)

- RMMA Bella Court Island
 - A motion was made to pay Peggy Shaw (PS) in the amount of \$153.17 for submitted landscape improvements (Chelsea Nursery) by FR seconded by GG and passed unanimously.
 - PS expressed concern about the appearance of the cul-de-sac island near her home. She was asked to submit a proposal that can be presented at the Annual Meeting next year. If approved would be part of 2027 budget. City of Grand Junction has told RMHOA that they do not want to water the fore mentioned island.
 - Concern was expressed about lighting in our neighborhood. Several homeowners are possibly in violation of our bylaws. No action taken today.
 - Annual Meeting Prep
 - Two HOA members have submitted their names for election to the HOA board. We have two openings. We will also accept nominations from the floor for election to the board at the Annual Meeting. New board members will be invited to initiate their term at the November 18th meeting.
 - Concern was expressed by FR about the lack of RSVPs for the annual meeting. To date have 25 votes. We need 60 some votes for a quorum. We need to get a head count for food that will be at the meeting. JC will ask DS if we can send out a mass email reminding members of the Annual Meeting.

Open Discussion

- Types of Management for HOA
 - FR shared with the RMHOA board the time demands of running the HOA.
 - We will need to address the issue of how we want to manage the HOA. FR felt that it would be important for the management person to be vested with the neighborhood.
 - Discussion was tabled until next meeting.

Motion to adjourn the meeting at 4:26PM was made by FR, seconded by JC and passed unanimously.