



RMMA HOA Board Meeting

Record of Proceedings

Oct 31, 2023

Meeting called to order at 3:10 PM

Attendees: BOD members Sandy Miller, Forrest Ramsel, Jim Coryer, Mary Ann Griffith, Dennis Baily, Karen Wade and George Gromke (departed at 4:00pm). DRC members Dan Wenzinger, Brad Higginbotham, and CM, Mark Nickel.

Discussion Items:

1. Submission file and all related materials were available for review for the Munkres construction project. Dan W, Brad H, and Mark N summarized the timeline that began Friday, 10/20/23 and reviewed the outstanding issues. In question is whether final approval could be made to release the escrow funds originally issued for deposit to RMMA for the project. Discussion ensued. The Board voted upon a compromise decision, details to be outlined in a letter to the owners, Monday November 6, 2023
2. Minutes for previous meetings and the Annual meeting were approved.
3. Forrest R presented a summary of the search for a Bookkeeping/accounting firm to take on those duties for the HOA. Board discussion about the two potential vendors with input from Forrest, Sandy and Jim who had conducted interviews. Motion made by Dennis Bailey and the board unanimously approved to retain Soronen Donley Patterson PC.
 - a. Processes to be worked out with Forrest, Mark and the Firm to include retention of QuickBooks Online; firm to send out annual dues invoices; issuing of payment checks; w/ signature by a Board Member.
 - b. Forrest to notify and work out the start date.
 - c. The question of the need for a year-end financial review to be conducted was discussed, considered and ultimately determination was made to forgo as not indicated at this time.
4. Forrest presented the Treasurer's report. Discussion concerning current A/R report and Mark's efforts to recover outstanding dues. All agreed the Homeowners List was much improved thanks to the efforts of Mark N.
5. Thank you to Mark and Karen for their efforts to organize the Annual Meeting. Karen and all agreed that feedback was very positive for the meeting with regards to format, set up, sound system, and refreshments.
6. The questions and concerns from the Annual Meeting were listed in the agenda for review but there was not enough remaining meeting time to review all items.
 - a. Mark did quickly review some actions that were already underway and some clarifications:
 - i. Speed bumps installation would be in the direction of the city of Grand Junction, and they are currently not installing speed bumps on City streets.
 - ii. Mark arranged with the GJPD who has placed speed monitoring signs on West Ridges to advise drivers.
 - iii. Landscaping in cul0de-sac islands is done by the Developer before turning the land over to the HOA. Irrigation is not available on some islands w/in the community, nor would the city approve installation by the developer, so landscaping is limited to drought tolerant vegetation and thus slow growing. Further landscaping could be added to future HOA projects, to be discussed.
 - b. Forrest summarized a discussion with Carol regarding the origin of the current stone street signage. It was done by the developer and is supposedly part of their plans. Mark will contact the Bella Mesa developer to get movement on installation.
 - c. Mark to reach out to a Homeowner who had submitted a post meeting email with questions.
7. Meeting adjourned at 5:07 PM.