



Record of Proceedings

RMMA Annual Owners Meeting

October 14, 2024 – 5:00 PM

Redlands Mesa Clubhouse

2325 W. Ridges Blvd. Grand Junction, CO 81507

Call to Order – Board President, Jim Coryer called the 2024 Annual Owners Meeting of the Redlands Mesa Master Association to order at 5:10 PM. Board members present included President, Jim Coryer, Vice-President, George Gromke, Treasurer, Forrest Ramsel, Secretary, Karen Wade and Member-at-Large, Mary Ann Griffith. Community Manager, Mark Nickel, was present and recorded the minutes.

Establish Quorum – Quorum was established with 129 members present and 11 proxies, totaling 140.

Election – President Coryer conducted the election proceedings, announcing there was one open position on the Board and one candidate, David Sardinta submitting his letter of interest and bio. Jim asked for other nominations from the floor, there were none. David Sardinta was selected as the new member to serve on the Redlands Mesa HOA Board of Directors for a term of three years.

Introductions – Jim introduced all Board members and recognized Karen Wade whose term expires at the end of 2024, thanking her for her service. Jim also recognized members from the Design Review Committee including Dan Wenzinger, Brad Higginbotham, Dennis Bailey and Dick Thompson.

Approval of Minutes – The minutes from the 2023 RMMA Annual meeting included in the meeting packet were presented. Jim asked members if there were any questions, there were none, and a show of hands for approval. The 2023 Annual meeting minutes were unanimously approved.

Treasurer's Report – Jim introduced Forrest Ramsel, Board Treasurer who presented the HOA Financial report and reviewed his Treasurer's report included in the packet. He addressed the upcoming Special Assessment of \$500/lot imposed in the 2025 budget due March 1, 2025, and explained that the special assessment would be used entirely for the major landscaping and erosion control project focused on Tract A below Ventana Ct and along W Ridges Blvd from Redlands Mesa Dr up to Mariposa Rd. He then addressed new Board approved security measures which included a change in current security inspections and implementation of a new security system located at entrances into the community.

Forrest also addressed credit card fees previously absorbed by the HOA that will now be charged to members who utilize the on-line payment service. He then announced the new accounting firm, SDP and the HOAs plans to conduct an updated Reserve study. He also discussed recent improvements to community grounds and how irrigation repair expenses had declined due to a reduction in construction damages. He acknowledged the increase in the pet sanitation expense due to an increase in pet stations and the increase of dog-walkers utilizing the Redlands Mesa community pathways.

DRC Update – Community Manager, Mark Nickel presented the DRC update stating that over 15 new homes were completed since last year's meeting, with five finished in 2024. He added that three new homes were under construction and recognized the Steele's who were in attendance that their new home was nearing completion. Mark updated owners of the three new preliminary reviews conducted and two new construction reviews expected soon. Mark explained that construction was down in 2024



but expected to increase in 2025. Mark also reminded owners to reach out if they are planning new renovations or home improvements and to be certain all design guidelines and procedures are followed.

Community Update – Mark moved into the community update addressing the community landscaping areas the HOA is currently responsible for and the interest in adding new material, ground cover, plants and larger rock to create creek beds to help funnel water away from ground cover. He also reminded owners fall cleanup/trimming is underway, specifically at street intersections to protect view corridors.

Mark also informed owners that the GJ city attorney called to inform him that the current signs used to restrict bicycles from sidewalks were not allowed and presented the new sign to be installed requesting everyone to share the space. He also reminded everyone that because it is an election year, only one campaign sign was allowed per property and must be within the size requirements stated in the CC&Rs.

Mark provided details on the new security system, installation process and camera locations. He suggested how technology has advanced since the old system was installed and explained how the new system would be tied into the police department's system alerting them if/when a car reported as stolen entered the community. Police will also have access to review video and all activity at each entrance and explained the cost was relatively low based on the level of service provided.

Mark then gave more specific details on the upcoming landscape/erosion control plan and that he's been consulting with city and private engineers. Engineers first recommended adding vegetation programs but after determining those expectations were not successful, a need to implement more permanent plans to control mud flow from entering the street was made. Currently the HOA conducts major cleanup of all areas affected by the mud flow caused by heavy storms. Mark explained that the 1<sup>st</sup> phase of the project is scheduled to begin on Tract A below Ventana Ct, then to phase two moving up WRB and around the Redlands Mesa Dr mailbox center. Phase three would proceed on up to Mariposa Rd with this final phase of the project to include partial improvements to the steep hill at Mariposa RD. Continuing past this final phase will require more extensive planning and funding. Mark expressed that anyone interested in learning more are encouraged to attend the open meetings when scheduled.

Golf Club Update – Redlands Mesa Golf Club Owner/General Manager, Sandra Weckerly provided an update on the golf club and Ocotillo restaurant. She described how Redlands Mesa GC continues to be one of the highest rated golf facilities but with rates well below other golf courses ranked similar. Sandra described recent renovations to the dining room and golf club and reiterated that bicycles and walking is not allowed anywhere on golf course property. Sandra introduced her daughter Kate, as the manager of the Ocotillo, acknowledging that over 100 events were hosted this year. Sandra noted other upgrades planned at the club for landscaping and the new Star Link security system they put in place, believing it is much needed this year around golf club property. Sandra introduced her son Maxwell, as Director of Golf and expressed appreciation for Cass, the club's golf course superintendent for over 15 years.

Open Forum – An open forum for members was held to answer questions and/or concerns, with the major landscaping/erosion control project, and special assessment as primary topics. Mark and Board members answered many questions and encouraged members to attend the upcoming open meetings. Interest in completing the entire project area was expressed, but the Board believes that a great deal more research and planning is required, with engineer consultation to complete the project entirely.



Questions on the new security system were also addressed and if it was due to higher criminal activity. Mark explained that recent vehicle thefts and break-ins were a motivating factor, but reports have declined. Dark-Sky regulations were raised and why on-street parking was allowed in RM. Mark explained that these are city streets, and the HOA cannot restrict on-street parking, only discourage. Mark suggested that most of the on-street parking only occurs when owners are entertaining guests.

A thank you was extended for brush and shrub trimming to open view corridors at street corners and was asked who oversees sidewalk repairs, Mark explained that the city was responsible for all street and sidewalk repairs. It was asked who's responsible for the water sprinklers running onto WRB near the main entrance. GC owner/operator, Sandra W. explained that because the irrigation is older and larger sprinkler heads are required to cover enough of the area to maintain adequate turf conditions.

It was asked when election signs must be taken down and answered that the city requires campaign signs be taken down within two weeks of an election. An member also asked if owners could be notified of road construction when it arises and Mark explained that the city does not typically notify the HOA when planning projects, but he will try to notify owners more quickly when they occur. He also reminded owners that snow removal on the street is conducted by the city, and removal from sidewalks is organized and conducted at 2" levels through our landscaping contractor, Luch Green Landscapes.

Other questions included the HOAs responsibility for water flowing from upper hillsides onto private lots and it was explained that after consulting with the attorney, the HOA is not responsible for conditions caused by rain flow onto properties coming from undisturbed, native areas. Who is responsible for maintaining electrical power boxes and answered that because they are located on private property, they are the responsibility of the homeowner. It was also encouraged that when painting these boxes, to make sure and use a metal specific paint to make sure it lasts and endures the sun/weather exposure. It was also mentioned that when painting the boxes, make sure to use colors matching the environment. An owner asked why a state registration expired and if any penalties were assessed and the answer was that it was late due to a request for notice of renewal was arranged but not received, and that the service is only a state registration to track HOAs and the HOA was not penalized or fined for being late. And a question was asked if developers owning parcels pay the same dues and assessments as all owners. The answer is that all owners pay the same, including vacant lots but developers of new subdivisions and holding unsold lots, do not pay dues until the lot is sold.

Adjourn – Motion made to adjourn the meeting and seconded; the meeting adjourned at 5:50 PM.

Respectfully submitted,  
Community Manager, Mark Nickel

Signature: Mark Nickel Date: 11/11/24