



2023 ANNUAL OWNERS MEETING

**Monday, October 16, 2023
5:00 PM**

**Redlands Mesa Clubhouse
2325 West Ridges Boulevard
Grand Junction, Colorado 81507**

Meeting: Members of the Executive Board will direct the business meeting followed by complimentary appetizers w/ cash bar provided upstairs in the Ocotillo Restaurant.

RSVP: by Friday, October 6th Email Mark Nickel, Redlands Mesa Community Manager at mark@rmhoa.org. It is important to RSVP, so we know how much space and seats are required, as well as provide the restaurant with time to prepare properly.

Meeting Packet Includes: 1) Meeting Notice with Time, Date, Location, Election, and Proxy info. 2) Meeting Agenda 3) 2022 Annual Meeting Minutes 4) Candidate Bios 5) Proxy 6) 2024 RMMA Budget Review 7) Treasurers Letter. (Double sided documents)

Election: There are three (3) open positions up for election on the Executive Board. If more than three candidates choose to run, there will be an election at this meeting. Any owner interested in serving on the Board may contact Mark at mark@rmhoa.org or call (970) 409-9023 to have your name placed on the ballot. Floor nominees will also be considered as write-in candidates at the meeting. A brief bio is requested for everyone to review, you will also be asked to make a brief statement before the vote takes place.

Proxy: If you are unable to attend the meeting and wish to be represented by someone else, please complete the Proxy and return by email mark@rmhoa.org, mail to RMMA at the address below or give to a representative coming to the meeting. Proxys must be present prior to the start of the meeting, **5:00 PM - October 16th, 2023**. Each individual lot entitles the owner(s) to one (1) vote. If title to a lot is held or owned by more than one person, such persons shall collectively vote their interest as a single vote.

**Redlands Mesa Master Association
PO Box 3292
Grand Junction, Colorado 81502**



NOTICE OF THE MEETING: An open meeting of the Property Owners within the Redlands Mesa Master Association will be held at 5:00 PM on Monday October 16, 2023, at the Redlands Mesa Clubhouse (lower level), 2325 West Ridges Blvd., Grand Junction, CO. The following items will be on the agenda for the meeting.

MEETING AGENDA

A. Call to Order

1. Roll Call
2. Acknowledgement of Quorum

B. Welcome Owners

C. Election

1. Board of Directors – Three (3) Open Positions
 - i. Candidate Introductions
 - ii. Election Ballot Process
 - iii. Collection & Ballot Tally

D. 2022 Annual Meeting Minutes Review

E. Presentation by the Board

1. Community Report
 - i. Landscaping
 - ii. DRC Update
2. Board of Directors Report
 - i. President's Report
 - ii. Treasurer's Report
3. Redlands Mesa Golf Club Report

F. Open Forum – Each resident present may speak for up to five (5) minutes. A manager or member of the board may give a brief response. Speakers are asked to observe proper behavior and rules of decorum. Speakers may not transfer their time to others.

G. Election Results

H. Adjourn



Record of Proceedings

RMMA 2022 Annual Owners Meeting

May 16, 2022 – 5:00 PM

Redlands Mesa Clubhouse

2325 W. Ridges Blvd. Grand Junction, CO 81507

Call to Order – Board Vice-President, Stan Orr called the Redlands Mesa Master Association Annual Owners Meeting to order at 5:05 PM. Board members present included President, Sandy Miller, Vice-President, Stan Orr and Member, Karen Wade. Excused absences were provided for member, Bob Reece and Treasurer, Steve Fante. Community Manager, Mark Nickel attended and recorded the minutes.

Redlands Mesa Golf Course Owner/GM, Sandra Weckerly kicked things off with a brief intro welcoming owners and providing a preview of golf club and restaurant activities, events, and club amenities.

Vice-President, Stan Orr spoke briefly before handing the microphone to President, Sandy Miller who welcomed owners and provided additional HOA and community updates. Sandy introduced Mark Nickel as the new RMMA Community Manager who then provided owners with a short bio and management report with updates on projects he was working on such as, implementing a new accounting system, introducing the new HOA website, and thanked members for the opportunity as Community Manager.

The meeting moved into election proceedings with one position available. Ballots were passed out along with requests for nominations from the floor. Forrest Ramsel was the only candidate in attendance and provided his bio. One other candidate, Peggy Shaw, who was unable to attend, expressed her interest through a letter to Sandy Miller who read Peggy's bio to owners. Sandy then asked everyone to hand their ballots to Mark who delivered them to two owners volunteering to count the votes and all proxies during the meeting. The results were handed to Sandy at the end of the meeting, who announced Forrest Ramsel had been elected as the new member to serve on the RMMA Board.

Director Karen Wade provided an update on Community Landscaping, conditions, ongoing concerns, and plans to improve areas in need. She also provided an update on concerns owners have of the major development the community is experiencing. She also answered questions on snow removal, when and where snow removal was provided, along with interests in having entire walkways cleared. Owners also expressed interest in allowing only walkers and runners on sidewalks, limiting bicyclists to streets only.

Mark provided the financial report and review of the 2022 annual budget along with answering questions from homeowners. The meeting concluded with a question raised, if moving the Annual meeting to the Fall would be a better idea, providing owners with the opportunity to review annual budgets prior to implementation. The consensus of attending members were in agreement.

Adjourn – Meeting adjourned at 6:20 PM. Owners moved upstairs for dinner in the Ocotillo Restaurant.

Respectfully submitted,
Community Manager, Mark Nickel,

Signature: _____ *Mark A Nickel* _____ Date: 6/15/23 _____



2023 REDLANDS MESA MASTER ASSOCIATION ANNUAL MEETING

PROXY

Property Owner Name(s): _____
RMMA Property Address(s): _____

I give, _____ authorization to vote on my behalf on all issues put to a vote by the Owners Association during the “2023 Redlands Mesa Annual Owner’s Meeting”.

Owner’s signature: _____ Date: _____
This form must be presented during the Association’s Annual Meeting, at the time of voting.

Note: If you do not have anyone to give your proxy to, you can return it to Mark at mark@rmhoa.org or by mail and a Board member will accept your proxy. Either President – Sandy Miller, Treasurer – Forrest Ramsel or Director – Karen Wade would be happy to represent you if an election at this meeting is conducted.

Redlands Mesa Master Association
PO Box 3292
Grand Junction, CO 81502
mark@rmhoa.org

Redlands Mesa Master

2024 ANNUAL BUDGET

Annual Dues: \$500

339 Units/Lots in 2024

349 Units/Lots in 2023

342 Units/Lots in 2022

REVENUE

| | 2023 Budget | 8.30.23 Actuals | 2023 Projected | 2024 Budget |
|-------------------------------|------------------------|----------------------------|---------------------------|------------------------|
| Dues | \$157,050 | \$150,175 | \$151,425 | \$169,500 |
| Design Review Fees | 12,500 | 4,250 | 7,500 | 7,500 |
| Status Request Fees | 5,000 | 2,550 | 5,000 | 5,000 |
| RE/Builder Signs | 1,500 | 922 | 1,200 | 1,500 |
| Prepaid Income | 0 | | 0 | 0 |
| Interest Income | 100 | 158 | 250 | 250 |
| Penalties/Late Fee | 500 | 480 | 580 | 500 |
| Total Operating Income | 176,650 | 158,535 | 165,955 | 184,250 |

EXPENSES

| | | | | |
|--------------------------------|--------|--------|--------|--------|
| Repair & Grounds Maint | 1,000 | 222 | 650 | 750 |
| Landscaping | | | | |
| - Annual Maint/Contract | 38,500 | 25,954 | 38,361 | 40,000 |
| - Update Landscaping | | | | 9,000 |
| - Irrigation Repair | 7,000 | 2,245 | 5,000 | 5,000 |
| - Irrigation Water | 500 | 421 | 590 | 525 |
| - Pet Sanitation | | 2,763 | 3,800 | 4,000 |
| - Snow Removal | 300 | 1,133 | 1,200 | 1,300 |
| Management | 48,000 | 32,000 | 48,000 | 48,000 |
| Security Service | 16,620 | 11,080 | 16,620 | 18,000 |
| DRC Admin | 15,000 | 5,896 | 8,230 | 7,000 |
| DRC Architect | 5,000 | 1,500 | 3,000 | 3,000 |
| Insurance | 9,000 | 2,650 | 7,804 | 7,000 |
| Electricity | 600 | 688 | 900 | 600 |
| Security System Cable/Internet | 4,200 | 2,880 | 4,260 | 4,380 |
| Office Rent | 9,100 | 4,256 | 6,055 | 5,400 |



| | | | | |
|---------------------------------|------------------|------------------|------------------|------------------|
| Office Expenses | | | | |
| - Subscriptions + CRM | 7,000 | 7,945 | 8,275 | 2,800 |
| - Software & Apps | | | | |
| - Postage | 500 | 451 | 650 | 650 |
| - Phone | 1,000 | 492 | 690 | 475 |
| - Supplies/Office Equip | 1,000 | 417 | 600 | 500 |
| Online Payment Fees | | 903 | 920 | 1,500 |
| HOA Meetings & Events | 8,000 | 731 | 6,000 | 9,000 |
| Legal | 2,000 | 2,160 | 2,500 | 3,000 |
| Bank Charges | 100 | 7 | 7 | 100 |
| Accounting | 500 | 4,203 | 4,300 | 9,000 |
| Taxes/Licensing | 130 | 26 | 125 | 130 |
| RE/Builders Signs | | 1,036 | 1,200 | 1,500 |
| Miscellaneous/Contingency | 50 | 78 | 100 | 1,640 |
| Total Operating Expenses | \$175,100 | \$112,135 | \$169,837 | \$184,250 |
| Net Revenue | 1,550 | \$46,400 | (\$3,882) | \$0 |

RESERVE FUND

| | | | |
|-----------------------------|----------|----------|----------|
| Beginning Balance | \$96,096 | \$96,103 | \$50,962 |
| Transfers from Operations | 0 | 0 | |
| Interest Income | 100 | 47 | 50 |
| Total Reserve Income | \$96,196 | \$96,150 | \$51,012 |
| Reserve Expenses | \$50,000 | \$45,188 | 0 |
| Reserve Fund Ending Balance | \$46,196 | \$50,962 | \$51,012 |