

# Redlands Mesa Master Association

## Monthly Board Meeting

February 17, 2026

### Call to Order

The Redlands Mesa HOA Board meeting was called to order at 9:37 a.m. in the Ocotillo meeting room upstairs. In attendance: Forrest Ramsel, Kathy Lund, Jim Coryer, George Gromke and Mary Ann Griffith.

### Approval of Minutes

Minutes from January 20, 2026 meeting were reviewed. Forrest motioned to approve the minutes & seconded by Jim.

### Old Business

- The invoices for the 2026 dues and special assessment are to be mailed out the first week of March.
- We have received a bid from Carlson's for Toblero Court neighborhood sign. The bid was \$3,667.28, tax & installation included. Mary Ann made a motion for this cost to be approved. All approved. Money will come out of Operations acct.

It was noted that the builder who developed Meridian Loop, Bella and Toblero was supposed to pay for the street signs and this developer did not. The HOA has tried to contact this person without success. The family still owns 2 lots in RM and so we will put a lien on those properties until we have recouped our money for the 3 signs.

- The 2025 final P&L, Balance Sheet showed we have a Net Operating balance of \$22,755.35 due to the fact we did not pay a community manager 1/2 of the year.
- Our Reserve Fund balance, as of 12/31/2025 was \$51,484. We still have surplus Revenue from 2023-2024 of \$\$23,058 + the \$22,755 from 2025 will be added to the Reserve Fund to make a total of \$97,297 as of this date.

We have two projects approved so far in 2026:

Mailbox repairs..... \$2,690

Iron Horse Check Dam repairs..... \$9,525

These to be paid out of Operations account for total of \$12,215. Reserve account will reimburse Op. acct. which will leave a total of \$85,081. George made a motion to move the funds. All approved.

- Forrest & Jim met with John Jackson to review his job performance & to make sure all expected the same output as far as communication. John will be giving a report/email to Forrest daily as to what is going on in the neighborhood so the BOD can deal with any problems or infractions.
- After a violation letter was sent out to 2344 Yellow Cat, the owner has agreed to screen the generator from the street.
- There is an issue with the DRC made years ago regarding water draining from 314, 316, & 318 Ventana, through a drainpipe, onto HOA property and onto the, city street, WRB. The city says the drainage water has to run to Ventana instead of WRB, as does our Covenants.

- During Christmas holidays, Howell Builders asked the BOD to cross Tract A for build on 320 Ventana. We denied the request. There will be no crossing or parking on HOA property near any construction.
- Re: Lush Green Landscape Enhancement Invoice, Jim made a motion to approve and all approved.

## New Business

- Our new Communications Committee, Lisa Howfield & Pat Perrin, introduced themselves. They are planning a digital quarterly Newsletter that will connect neighbors, share information & help build community. It's objective will be to provide consistent, timely & transparent information from the HOA board to the members. We applaud & thank Pat & Lisa for taking on this task and we look forward to the first edition mid March.
- Camelback Gardens has just come to our attention. It is a very large, high density neighborhood purposed between the end of High Desert Road in Redlands Mesa & Rana Road in the Ridges. We have a letter, written July 9, 2020, from a former residents of RM, Greg & Jody Motz. The letter was submitted back then and the development ceased. We plan to submit the same letter along with the following resolution to the Planning Commission. This resolution was approved by the BOD, after George making the motion. All approved.

*"February 19, 2026*

*Re: Camelback Gardens PLD-2023-121*

*The Board of Directors met at our regularly scheduled meeting on February 17. We gave due consideration to the planning documents available to the public for the proposed Outline Development Plan at Camelback Gardens PLD-2023-121. Finally, we have agreed to take reasonable action to effect a change in the proposal to enhance public safety within the communities of The Ridges and Redlands Mesa.*

*Resolution:*

*The Redlands Mesa Master Association Board of Directors has only very recently been made aware of a new ODP proposal from Camelback Gardens LLC. and Upland Homes Inc. for a subdivision at the bottom of High Desert Road. The Board wishes to resubmit for the public record the letter from Greg and Jody Motz (attached) to Lance Gloss dated July 9, 2020 on a similar ODP application that was submitted from BrightStar Redlands Mesa Investment, LLC, David Weckerly and Robert Stubbs. While the Board has not had the opportunity to review the new submittal in depth, at this time there appears to be little if any material difference between the 2020 ODP and this one. The Board believes the issues and concerns raised by the Motz letter of July 9 are still relevant for this "new" submittal by Upland Homes, Inc., Scott Preisendorf - President and Camelback Gardens, Robert M Stubbs, as Manager for Camelback Gardens, LLC. a Colorado limited liability company and that the proposal be denied.*

*Respectfully Submitted,*

*Redlands Mesa Master Association Board of Directors"*

To read the letter from Greg & Jody Motz, click the attachment to these minutes.

Meeting was adjourned at 11:50 a.m.

Next meeting will be March 17, 2026, at 9:30 a.m., in the Ocotillo Restaurant.

Respectfully submitted by Mary Ann Griffith.