

Redlands Mesa Master Association

Monthly Board Meeting

July 15, 2025

Call to Order

The Redlands Mesa HOA Board meeting was called to order at 2:59 p.m. in the Ocotillo Restaurant lower level. In attendance: Forrest Ramsel, George Gromke, Jim Coryer, Mary Ann Griffith. David Sardinia was present through an audio call.

Approval of Minutes

Forrest said he never received any minutes for the 6/17/25 meeting from Mark Nickel. The minutes from the Executive Meeting have been sent out to board members and approved but will not be posted.

Regular Business

Financial Report— Dave highlighted the 5% increase in expenses we have incurred year over year, attributing partly to the new security cameras and other costs. He mentioned considering inflation and supplier price increases, we may need to increase the HOA dues for next year. The group agreed on the importance of scheduling a budget meeting, to address these financial concerns, in August.

Aging Report— The discussion moved to property ownership and collection issues, focusing on 13 owners still delinquent in paying HOA annual dues. We talked about outreach strategies, including personal visits and a formal letter. Some board members volunteered to visit people they knew & George offered to draft a letter to be sent to the others. No late fee has been charged up to this point because of the postal mix-up with the first mailing but if these are not paid by Sept. 1, 2025, there will be a late fee assessed.

Mary Ann reported she received items from Mark, the morning of July 15th, including desktop computer, printer, laptop, files, passwords, bank card & P.O. key. There were also several sets of house plans & boxes of files for the DRC.

The DRC has spoken to Carol Powers regarding helping them between Mark leaving & us finding a new CM. Forrest said he does not want Carol working with us until Mark has been paid. We have lots of areas his name & contact info is present, and we need to get everything in order with our names instead.

The board discussed the formation of committees. It's a little premature to decide on the CM we need. Forrest said as we work with committees, we could slowly figure out what type of management would work best for us.

Re: the possible "Landscape Committee"— Forrest is thinking the committee might be comprised of 2-3 lot owners, a board member & maybe the Landscaper. Weeds have become a problem on certain lots, ie, the Boulevard & common areas. Forrest had an interesting conversation with Julie at the GJ Dept of City Code Enforcement. Last year the board was told all we had to do was make an "X" on a map and tell the city about it and they would take care of it of the weeds on that lot. But when Forrest had the conversation with her, she made clear, "If it is the city's property, they do take care of the weeds but if it is a private residence, they send someone out and take a picture. They send them a notice saying someone has complained & they have 7 days to remedy the situation. If they do not fix the situation within those 7 days, the city sends them a notice of violation. Then if the problem isn't resolved within 7 days, they are fined as a "administrative citation" for \$150.00. If that doesn't fix the problem, they put a lien on the property for \$150.00 & send someone to mow the property. We have lots who are owned by out-of-staters. It was decided we can do this "In House" if we have a good list of names with addresses & emails.

The group also addressed the formation of a finance & a personal committee to help with the transition. Jim suggested meeting with some of the vendors to address concerns about service quality & responsiveness. Lush was mentioned as an example. We need accountability from each of his workers & they need to know our expectations. That goes for each of our vendors. This is a partial list:

-Web page - GoDaddy - Dave will check out

-Cell phone, R.B. Lewis & Networks Unlimited - Jim

-*MailChimp* - Mark had used this to send out large groups of emails. We still need to see whose emails we have & get everyone's email address that we don't have.

-Bob Reese might help us get a complete list of names & addresses of all RM owners.

-Forrest will notify state of Colorado regarding Mark's departure.

-*John Jackson* - we need to meet with him and give him someone to report to.

-*STP* - Nicole, at accounting office, said they have their own standard way of handling HOA checks. When we receive checks in our mailbox, we will take straight to Nicole. They open the envelope, run it through the scanner to make a copy. Then it's endorsed and put in the system. They then call us to come and deposit the checks.

-Forrest got a list of all vendors which he pulled off accounting system. We just need to let them know of management change.

The board discussed the upcoming annual meeting. Mary Ann will talk to Kate, at Ocotillo, and secure either Oct. 13 or Oct. 20 to have the Redlands Mesa annual meeting at the restaurant.

Forrest said he was hoping Mark had a start on the Reserve Study. Forrest hopes to finish that soon.

Actions & Notifications

- Forrest said he needs to follow up with Dan on 301 Bella. The owner has rented the house. There was the drainage issue & the foundation wall that was not painted earlier but those 2 issues have been rectified.
- We need to let the owner at 315 Shadow Lake Court about the "No Parking" rules. We know his house is for sale, but the camper cannot stay there in the driveway. It's been sitting there for an extended period of time. Dave mentioned we need to alert John about when he sees something like that, he needs to alert us to violations so we can deal with it. Jim offered to be John Jackson's contact to report any problems or violations.
- There was a complaint re: a white box sitting on the side of 2344 Yellow Cat Court. It's a generator. Mary Ann said Mark told her it was submitted and approved by the DRC but it came in bigger than anticipated. Mark said he couldn't remember whether it was supposed to be back with the utilities or the owners were supposed to build another wall for it to be behind. The submission needs to be found and reviewed. It is up to the HOA Board to enforce any submission that is not carried out as approved.
- We have 2 owners that are having an issue at 359 & 361 High Dessert. Owner of 359 HD, T.B., had a landscaper on his property that turned on water to a tree that had not been approved on his property. The landscaper didn't cap the water, and it flooded 361 HD. That owner is A.M.. There is an issue now between the insurance company (at 359 HD) and the landscaper & the homeowner. The homeowner at 359 HD wants to have his landscaping reviewed and approved. There was significant water damage...the garage floor heaved & broke, the plaster fell off walls, and doors don't shut. The water went down into the crawl space and Forrest said it might take 2 years for that to dry out. He plans to talk to Brad & Dan about this.
- Marilyn reported to Forrest that stone is falling off of the mail hut that is right across from Ocotillo. Dave has a stone guy who he will talk to about this. He's very reasonable and only charges about \$25/hr.
- The man who built the pergola on 10 Overlook finished it but it has no roof on it. Forrest & Jim will talk to him about this.
- We need to review the contract with Lush Landscaping.
- Marilyn noted that some yucca plants have "scale" on them.
- Trees at North entrance - Check with Lush for status
- There are noxious weeds in areas that need attention:
 - 2315 W. Ridges Blvd
 - 2375 W. Ridges Blvd
 - 315 Ventana Ct.
 - Behind 308 Ventana Tract A common area
 - Sidewalk along W. Ridges Blvd.

Meeting was adjourned at 4:40 p.m.

Next meeting will be August 19, 2025.