

Redlands Mesa Master Association HOA Meeting Minutes

Date: November 10, 2025

Time: 5:03 PM MDT

Duration: 51 minutes

1. Call to Order & Welcome

Forrest Ramsel, President

- Welcomed attendees; 359 lot owners exist, quorum present.
 - Thanks to Dave Hinson for the sound system.
 - Acknowledged board members:
 - **Vice President:** George Grompe
 - **Secretary:** Mary Ann Griffith
 - **Member-at-Large:** Jim Coyer
 - Two board positions open: Forrest Ramsel and one vacated by Dave Sardinta.
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2. Elections

- **Candidates:** Dr. Kathryn Lund and Forrest Ramsel
 - No nominations from the floor.
 - Two open positions filled without a vote for a three-year term.
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3. Approval of Minutes

- Motion to approve 2024 minutes by Dennis Bailey; seconded by Dan Wenzinger.
 - Minutes approved.
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4. Management Update

- Previous community manager retired effective July 30, 2025.
- Board taking cautious approach to determine HOA needs, governance, and stakeholder engagement.
- Communication improvements needed; updated contact information requested from members.
- Interest in HOA-wide directory to be noted on registration form.

5. Landscape Committee

- Emphasis on managing weeds versus native wildflowers.
 - Volunteers encouraged to assist; contact Forrest Ramsel.
 - Eric Short from Lush Green Landscaping presented proposed boulevard refresh:
 - **Phase 1 (Year 1):** cut channels, repair irrigation, thin older plant material.
 - **Phase 2 (Year 2):** add heavy rock cap for drainage and aesthetics.
 - Completion estimated over two years; phase one approximately two months.
 - Residents to report overgrown HOA or private property landscaping to the board.
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6. Treasurer's Report

- Cash status as of October 31, 2025: **\$116,708**, up \$11,059 from 2024.
 - One lot owner still owing; other payments collected on time.
 - **2026 Budget:** \$188,057 for 349 units (\$500 per lot).
 - Special assessment of \$100 approved per lot.
 - Motion to ratify 2026 budget by Marilyn Drury; seconded by Scott Bovee. Approved.
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7. State Law Reporting

- In compliance with the Colorado Common Interest Ownership Act (effective October 1), all required reporting has either been completed or is currently in process.
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8. Design Review Committee (DRC) Update

- Current members: Dan Wenzinger, Dennis Bailey, Marilyn Drury; Brad Hickenbotham absent.
 - Temporary support from Carol Powers.
 - 2024: 4 homes reviewed, 3 in escrow, 1 completed.
 - 2025: 5 units reviewed, 3 in escrow, 2 pending approval; 7 homes under construction.
 - Members reminded to submit plans for modifications to DRC.
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9. Community Landscaping & Boulevard Refresh

Eric Short, Lush Green Landscaping

- Proposed renovation includes channeling, irrigation repairs, selective plant removal, and heavy rock installation.
 - Goal: reduce washouts, improve aesthetics, and maintain native Xeric landscape.
 - Phase 1: channels and irrigation (2 months)
 - Phase 2: rock cap installation (following year)
 - Residents requested to communicate concerns or unsafe landscaping for HOA action.
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10. Golf Course Update

Sandra Weckerly, Owner & GM

- Ongoing capital improvements: decomposed granite replacement, bunker renovations, restaurant updates.
- Family-run operations: daughter Kate now manages restaurant; sons involved in golf course management.
- Financially stable; course averages ~30,000 rounds/year.
- Drainage issues addressed in coordination with BLM and city; improvements ongoing.
- Residents' property values recognized as impacted by golf course condition.

Kate Weckerly, Restaurant & Events Coordinator

- Restaurant offers contemporary American cuisine with Asian, Mexican, and Italian fusion.
 - Hosts community events and encourages use of upstairs event space.
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11. Member Questions / Open Forum

- Street sign monuments discussed; no current plan.
 - Landscaping concerns discussed; HOA responsible for sending notices, residents requested to report issues to board.
 - HOA and golf course projects discussed; timelines and coordination explained.
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12. Adjournment

- Motion to adjourn: Lisa Howfield; seconded by Ian Howfield.
- Meeting adjourned.