

Redlands Mesa Master Association

Monthly Board Meeting

August 18, 2026

Call to Order

- The Redlands Mesa HOA Board meeting was called to order at 9:38 a.m. in Timberline Bank. In attendance: Forrest Ramsel, George Gromke, Mary Ann Griffith, Jim Coryer and Marilyn Drury, from the DRC. Kathy Lund was out of town.

Approval of Minutes

- Minutes from July 14, 2026 meeting were reviewed. Jim motioned to approve the minutes & George seconded. All approved.

Financial Report

- Kathy had sent us the Aging Report showing our Accounts Receivable at \$4,790.00. That number is from 6 owners still needing to pay their outstanding dues & fees. We also discussed the Balance Sheet as of July 31, 2026 and the Profit & Loss dated January - July 2026.

Old Business

- Regarding the irrigation leak at WRB & Iron Horse. George reported he's having a hard time getting the city to respond to him. Forrest said we need to get a legal opinion as to whether it's our responsibility to repair the valves or the city's. Forrest said he found a 2017 bill from the city, in the amount of \$740.00, which the HOA paid (back then) but we don't know if we were really responsible to pay that bill.
- We have received complaints regarding two doors on Iron Horse. One blue door and the other a yellow door. Our Architectural Guidelines state "colors" should be "earth tone." We will be sending a letter to the owners notifying them of such and their need to change the colors.

New Business

- Marilyn presented the 4 bids for repairing and painting the 5 main mailboxes. These are
 1. W. Ridges/High Desert
 2. W. Ridges/Iron Horse
 3. Meridian/W. Ridges
 4. W. Ridges/Redlands Mesa
 5. Shadow Lake/Mariposa

The work was bid to repair and paint the mail structures. It includes power washing & sanding failing paint, filling cracks and putting 2 coats of Sherman & Williams paint on each. The gutters & downspouts will also get 2 coats. There will be some cross beams replaced on a couple and some structural tightening and replacing of bolts. The bid was also to include painting the metal sides and backs of the mail cases of the ones that have been painted previously and are flaking. The front, where mail is inserted, will not be painted. The winning bid was from "Just Call Chris."

- It has come to the Board's attention that we need to update some of our Policies & Procedures to be in accordance with Colorado state law. We will start that process very soon.
- Forrest and Mary Ann met with Scott and Robert from Red Leaf HOA Management. We met to negotiate their contract to both Red Leaf's and RMMA's satisfaction. As of this set of minutes, we are still in negotiations.
- The RMMA annual meeting for 2026 has been set for November 9th, at Ocotillo.
- We have given our notice to our current bookkeeper which is in our accountant office. The contract we had with them was through the end of the year. We are leaving with an unpaid amount of \$2700 on that contract. We will need to still pay them monthly until that amount is paid in full. We will still use this accountant for our federal and state taxes.
- We have 2 dead trees that need to be removed near the Ocotillo entrance. We also have weeds that need to be addressed in certain areas. It was decided we need to talk to Lush Green about giving us a report for their weekly work. Some of the board would like to see more accountability for the pay they get every week.
- Forrest had a phone conversation with owner of 2345 Yellow Cat regarding his 2026 HOA dues, on the 3 lots, that are outstanding. The owner told Forrest he was not interested in a payment plan and he has sent in a partial payment as of this date.

Meeting was adjourned at 11:22 p.m.

Next meeting will be September 16, 2026, at 9:30 a.m. in Timberline Bank.

Respectfully submitted by Mary Ann Griffith