

Redlands Mesa Master Association

Monthly Board Meeting

September 16, 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, Kathy Lund, and Mary Ann Griffith. Jim Coryer was excused.

Approval of Minutes

- Minutes from August 18, 2026 meeting were reviewed. George motioned to approve the minutes & Forrest seconded. All approved.

Financial Report

- We received financial statements, for January-August 2026, from Kathy. There was a lot of discussion regarding the amount of money we pay Lush Green. The community has noticed the absence of Lush Green this summer compared to last summer. Of the 2 year contract with Lush Green, we have one more year remaining.

It was decided if we send a notice for questionable work to Lush Green, we also need to send a copy to Eric, the owner of LG, who lives on the Front Range. We are, also, going to request a time sheet from Lush Green on a weekly basis. The board is planning to have a “drive around” with Justin, from Lush Green, to point out problem areas so everyone is aware of the problem areas.

- Regarding the budget for 2027...Robert, with Red Leaf, is supposed to help us with the budget but only after the accounting firm has finished with their numbers. Our “end of date” with the accounting firm is Sept. 30, 2026. Nicole, the accountant, will have a hard cut off 2 weeks later. She will then get that info to Red Leaf.

Old Business

- George said things are starting to come together regarding the valve leak. The city people went out with Ben Dowd representative, Efferin, to discuss the problem with the valves at Iron Horse. George said he is waiting on a estimate to repair. Forrest asked if we know who's responsibility these valves are, RM or the city. George will ask our attorney, Andrew Teske, to see if he can find out officially..

It's going to be quite the challenge while doing this repair. Traffic will probably be blocked from going west on WRB, at Iron Horse. Traffic, west of IH, will only go west and traffic east of IH, would be turned around at Iron Horse. Those living on Iron Horse would have one lane to exit their street. It is thought that there will be a 21'x 21' cut in the asphalt at the intersection of WRB & IH to repair the valves.

- We still have 5 homeowners who are outstanding with their dues. We will be turning their names over to Red Leaf for collections. The check we received from 2345 Yellow Cat to cover a portion of their outstanding dues bounced.

- We appreciate the blue door, on Iron Horse, being painted an earth tone color. The yellow door, also on Iron Horse, has not been corrected.

New Business

- River City Consultants is requesting lot lines adjustment. Marilyn Drury (at 334 WRB) is wanting to change her lot lines. Forrest asked for a motion to approve per the Master Declarations of Covenants, Conditions & Restrictions for Redlands Mesa Master Association, Section 3.37F. Board approval is required for this agreement. George made a motion to approve the change, Mary Ann seconded, and all approved. Forrest will send Tracy States an authorization to change the lot line. This decision does not change the dues. It's just the lot line is wrong.
- We voted to ratify the new contract with Red Leaf. George made the motion & Kathy seconded it. We all approved.
- The November Annual meeting will be on November 9, 2026. It will be at the .Ocotillo restaurant.

Meeting was adjourned at 11:08 a.m.

Next meeting will be October 20, 2026, at 9:30 a.m. in Timberline Bank.

Respectfully submitted by Mary Ann Griffith.