

Redlands Mesa Master Association

Monthly Board Meeting

September 16, 2025

Call to Order

The Redlands Mesa HOA Board meeting was called to order at 3:06 p.m. in the Ocotillo Restaurant lower level. In attendance: Forrest Ramsel, George Gromke, Dave Sardinia, Mary Ann Griffith & Jim Coryer.

Approval of Minutes

Minutes from August 19, 2025 board meeting were sent out to the board members, read and approved.

Financial Report

- Last month we approved the D & O policy. The DRC & BOD are now all on the policy with no increase in price.
- Carol Powers is on board as a contract employee. It has been decided she will do her DRC work from her RM clubhouse space. She will train our new CM (when hired) in that space. We have a new contract for 2026 which will be reviewed at the time the new CM takes over. The HOA rental fee will be \$575 while Carol is working for the DRC.
- Dave Sardinia has agreed to oversee our website with “Go Daddy” and will also be our computer expert which will save us money. Thank you Dave.

Old Business

- Forrest is now registered with the Secretary of State Office. He is also newly registered with the City of Grand Junction & the Designated Agent for the Colorado Board of Real Estate.
- Forrest has been working on reconciliation of the original Redlands Mesa 14 plats (& who the city says owns the lots) as well as in our QuickBooks. Officially, we have

324 lot owners in RM & another 25 units in The Peaks. There are 3 unsold units in The Peaks. We have the potential of having 327 if a developer sells 3 of his lots on Toblero and Meridian Court. It was clarified... all lot owners pay the same dues whether the lot is built on or not. Developers do not pay dues but when they sell a lot, the new owner or investor does owe yearly dues.

- John Jackson has been invited to the October HOA Board meeting to give us a review of what he's been seeing in his "drive arounds". We look forward to hearing from John.

New Business

- Lush Greens has submitted their contract. Their bid for maintenance is \$46,000 (last year their bid was \$40,000 but then we had \$6,000 in incidentals).

Phase 1 of 2026 Enhancement:

We have had lots of rock wash away with the rains. To prevent this from happening again, we need to place 1.5" rock, at a 6" width & at a depth of 3" along the sidewalk edge of our landscaping, at a cost of \$85,059. Eventually, 1.5" rock will be placed over all crushed rock running between the sidewalk & street at a cost of \$72,000.

Included in *Phase 1*, Lush Greens is replacing 35 - 1-gallon plants that have died. They are to repair any irrigation that isn't working & also, remove & replace any overgrown bushes that are past trimming & are unsightly.

Presently, we have a bank balance of \$135,000 as of the end of August 2025. We use essentially \$15,000/month. If we withdraw \$36,700 from our checking and add the Reserve account balance of \$51,000, we have a total of \$87,700. In early 2026, the HOA Board will assess each owner \$100 along with their regular \$500 dues. The extra \$100 will be used to replenish the Reserve account. The Reserve account is in place to care for long-term assets such as monuments, signs, the "Iron Horse" & 2 miles of gravel. We will need to assess another \$100 in 2027 to further replenish the Reserve account.

Eric, from Lush Greens, has offered to be at the annual meeting, on Nov. 10, 2025, to explain his proposal with visuals for better explanation.

Forrest did try to get a second bid from Bookcliff Gardens but after several attempts, they did not follow through with any bid submission.

- DRC has made a change from what they used to call the “Landscape Form” to the “Completion Form” and therefore, the bank account holding those funds will be renamed. Residents building new homes will make the \$20,000 check out to the “Completion Fund” from here forward. That money will be returned to the owner when the DRC is satisfied with the completion of their home, as it was approved by the DRC initially.
- There was a motion to approve a neighborhood party, on Oct. 12th, which will include 4-5 streets, (150 Homes). There was also a motion, which was approved, to remove this line from next year’s budget because of the increased spending we are having to do on landscaping.
- We ended the meeting reviewing a couple of violations of RM Covenants in the neighborhood. It was reconfirmed that the DRC approves buildings & landscaping according to our Covenants. It is the BOD who holds owners accountable to such decisions. If the BOD doesn’t have success in getting an owner to change a violation, then the matter will be sent to our attorney.

Meeting was adjourned at 4:36 p.m.

Next meeting will be October 21st, 2025 @ 3 p.m., downstairs at Ocotillo.