

Call to Order

On January 20, 2026 the Redlands Mesa HOA Board meeting was called to order at 3:02 p.m. in the Ocotillo Restaurant. In attendance: Forrest Ramsel, Kathy Lund, Jim Coryer, and Mary Ann Griffith. George Gromke was excused.

Approval of Minutes

Minutes from November 18, 2025 minutes were reviewed. Jim motioned to approve the minutes & seconded by Mary Ann. There was not an HOA Board meeting December 2025.

Old Business

- ◆ Jim reported he still has not been able to contact the subcontractor to finish the Pergola Ten Overlook for Hill View Drive residents. He talked to M.Valle about finishing the roof. He is to get us an estimate.
- ◆ John Jackson's position as our "drive-by security" was discussed as to whether we still need that position since we now have Flock security at our entrances. It's possibly something the new Communication Committee could question the residents about in the new proposed Newsletter. Forrest will send a letter to John about reports we need from him regarding his shifts.
- ◆ Screening to block sight of the generator at 2344 WRB has not been addressed by the owner. The DRC has been asked to speak to the owner about this item.
- ◆ M. Valle has given us an estimate to repair the check dams (between Iron Horse & WRB) in the amount of \$9525.00. The Board approved that amount to be paid out of the Reserve account.
- ◆ There was a problem with a contractor leaving debris at 326 Shadow Lake, to be used for a build at another location. Violation letter was sent out and trash has been removed.
- ◆ Completion escrow fee has not been paid for 303 Toblero or 320 Ventana. The timing of the payment needs to be better addressed by DRC. Board thinks payment should be made before any ground breaking starts.
- ◆ HOA management was discussed again.

New Business

- ◆ A motion was made by Jim to approve the following 2026 board positions and MA seconded the motion. All approved.

President - Forrest Ramsel

Vice-President - George Gromke

Treasurer - Kathy Lund

Secretary - Mary Ann Griffith

- ◆ MA will prepare a document, for Timberline Bank, as to who our authorized check signers will be for 2026. Those board members are Forrest, George & Kathy.
- ◆ We discussed the new HOA annual contract with Lush Greens. Our resident, K. Carter, is willing to help with "fine tuning" the contract...getting more specific terms, explanations & dates included.

- ◆ It has come to Board's attention that 303 Bella Court has just been sold. There has been an issue with water runoff from the 303 home to the adjacent lot, to the north. There has also been the same problem from 301 Bella Court having drainage from their house to 303 Bella Ct. The Board has found out 303 has met with the realtor and discussed his plan. The item is noted as a grandfathered item on his closing statement & the same wording was noted on the closing Status Report & acknowledged by the closing agent.
- ◆ We have two residents, P. Perrin & L. Howfield, that are interested in forming a Communications Committee & also preparing a Newsletter to be sent out to all residents.
- ◆ A stone sign, from Carlson Memorial, has been ordered for Tablero at the cost of \$3000.00.
- ◆ Marilyn Drury, a member of the DRC, came & presented info she has gathered to repair structural problems at 5 mailbox pergolas, ie, loose or missing stones, mortar, caulking & roof problems. Some problems are due to age, others, poor installation. Marilyn said these could present a liability problem if not repaired. She asked 3 masonry companies for bids and got 2. We approved the bid with Moss Masonry & Restoration to be paid out of the Reserve account. Marilyn will oversee the work. Thank you Marilyn!
- ◆ A reminder from the Board to all residents that the 2026 HOA Dues bill will be mailed out March 1, 2026.

Meeting was adjourned at 5:02 p.m.

Next meeting will be February 17, 2026, at 9:30 a.m., in the Ocotillo Restaurant.

Respectfully submitted by Mary Ann Griffith.