



### Record of Proceedings

RMMA 2023 Annual Owners Meeting

October 16, 2023 – 5:00 PM

Redlands Mesa Clubhouse

2325 W. Ridges Blvd. Grand Junction, CO 81507

Call to Order – Board President, Sandy Miller called the 2023 Redlands Mesa Master Association Annual Owners Meeting to order at 5:15 PM. All Board members were present including Treasurer, Forrest Ramsel, members, Karen Wade, Jim Coryer, Dennis Bailey, and Community Manager, Mark Nickel. A total of 127 property owners were counted in attendance at the meeting. The meeting was recorded, with this record of proceedings (minutes) transcribed from the recording.

Introduction – Sandy Miller started the meeting by thanking Dave Hinson for setting up the audio system, she then welcomed homeowners and introduced the Board members and Community Manager. Sandy also thanked everyone for attending after changing the meeting from Spring to Fall, for owners to review upcoming budgets and hold elections for Board terms concluding at the end of each year.

Election – The first order of business was an election to fill three open Board positions with terms expiring this year. Sandy recognized previous members, Stan Orr who was replaced by Dennis Bailey and Bob Reece replaced by Jim Coryer, both members completed those terms, as well as Sandy's term ending this year. There were three candidates running for the three open Board positions, whose Bios were included in the packet, Current member, Jim Coryer, was running for re-election along with two new candidates, George Gromke, and Mary Ann Griffith. Sandy asked if there were any nominees from the floor, and none were made. Being that the election was uncontested, she closed the election and welcomed new Board members, Jim Coryer, George Gromke and Mary Ann Griffith. She then thanked the two remaining members, Karen Wade and Forrest Ramsel for their continued service.

2022 Minutes Review – Review of the 2022 Annual Meeting Minutes was the next order of business and were included in the packet. Members took a few moments to review, and no questions were raised.

Community Update – Sandy introduced Community Manager, Mark Nickel who provided Community and Design Review updates. Mark began by addressing community landscaping and other landscaping projects specifically, landscape refreshing, and erosion control projects. Mark also informed owners that Lush Green Landscapes had stepped up their service with conditions much improved and announced a new agreement had been negotiated with Lush Green, at minimal increase to the previous agreement.

Security Services – Mark recognized Security Coordinator, John Jackson, thanking him for his service and contribution to the community. Mark also addressed the security camera system at each entrance and how effective they were with potential police investigations and overall crime deterrence.

DRC Update – Mark provided the DRC update and reminded everyone to review the Design Guidelines. He expressed how important not only for new construction but if considering extensive renovations and landscaping projects, etc. Mark also reminded owners of the importance of painting exposed vent pipes, utility boxes, conduit lines, etc. around homes to make sure they are color coordinated with the home. He updated the total number of homes in the community at 222, plus 12 more under construction, leaving approximately 85 vacant lots remaining and approximately 20 combined lots owned by current



homeowners who may never build on the lot but, could someday sell to someone who may. He also discussed the new Bella II development consisting of 13 new lots with seven already sold. He stated this brings the approximate total to 350+ lots and/or, overall number of potential homes in the community.

President Address – Sandy again thanked everyone, and other BOD members for her time serving on the Board. She also thanked DRC members for their hard work and commitment. She then introduced Treasurer, Forrest Ramsel who provided the financial report and review of the 2024 annual budget.

Treasurers Report – Forrest provided a letter to members in the meeting packet and addressed key topics relating to that letter. He thanked everyone for coming and began by addressing the budget, along with landscape projects, and the addition of a bookkeeping service. He addressed the CRM system and the need for on-line payment systems added to the budget going forward. He then acknowledged neighborhood block parties and encouraged everyone to use HOA money to plan an event in their area.

Golf Course Update – Redlands Mesa Golf Course Owner/GM, Sandra Weckerly welcomed owners and provided an update on the golf club, swimming pool and restaurant. She stated that the golf club is a privately owned business by her and her husband, David W., but also suggested that they are also stewards of the community and completely aware of the significant value it brings to property owners. She finished by reminding everyone that the golf course is private property and reserved for golfers only and to remember that dog walking, biking, hiking, etc. is not allowed on golf course property.

Open Forum – Sandy Miller opened the floor for owners to ask questions and comment to the Board. Several questions were asked on several topics beginning with the budget and weed control. An owner asked if the cul-de-sac circle on Bella Ct. landscaping could be improved in comparison with other neighborhoods, along with a request for a stone street sign be added. Questions also related to the golf club, if the GC ever considered special golf rates or discounts for property owners and any capital improvement plans. An owner also asked who performs final construction/landscape DRC inspections.

Questions were also asked if vacant lot owners were responsible for cutting back brush and vegetation from streets and sidewalks. An owner asked if the Peaks townhome site could be cleaned-up since they were not currently building, and some asked what more could be done to ensure owners clean up after their pets and adhere to leash laws. One owner questioned why past Board meeting minutes were only recently posted online, and if the Board had any plans to consider other management services, while another owner expressed how happy he was living in the community and thankful for all the work being done and how well the community was being maintained. Another owner expressed concerns with high traffic speeds on W. Ridges Blvd., suggesting speed bumps be added, but several opposed the idea.

Many questions were answered in the meeting and Sandy reiterated that all questions and comments were under advisement and will be addressed at the next Board meeting, thanking everyone for coming.

Adjourn – Meeting adjourned at 6:15 PM, owners then moved upstairs for a social gathering including a large selection of appetizers sponsored by the HOA, and cash bar in the Ocotillo Restaurant.

Respectfully submitted,  
Community Manager, Mark Nickel,

Signature: \_\_\_\_\_ *Mark Nickel* \_\_\_\_\_ Date: 10/27/23 \_\_\_\_\_