



2022 ANNUAL OWNERS MEETING

**Monday, May 16, 2022
5:00 PM to 8:00 PM**

**Redlands Mesa Clubhouse, Lower Level
2325 West Ridges Boulevard
Grand Junction, Colorado 81507**

Meeting: Members of the Executive Board will direct the business meeting. After the business meeting, there will be a complimentary dinner with a cash bar.

RSVP Deadline: Monday, May 9th Call Mark Nickel, Redlands Mesa Community Manager at **970-409-9023** or email **mark@rmhoa.org**. If you decide to stay for dinner, **it is very important you RSVP** so the restaurant can prepare properly.

Meeting Packet Includes: 1) This Meeting Notice with time, date, location, election and proxy info. 2) Meeting Agenda 3) RMMA 2022 Budget 4) Proxy. Please contact Mark if you have any questions.

Election: There is one (1) vacancy on the Executive Board due to an expiring term. If more than one candidate volunteers to run, there will be an election at this meeting. Any owner interested in serving on the Board may contact Mark at mark@rmhoa.org or call (970) 409-9023 to have your name placed on the ballot. Nominees will also be considered at the meeting as a write-in candidate. A brief bio is helpful for everyone's review, you will also be asked to make a brief statement at the meeting before the vote takes place.

Proxy: If you are unable to attend the meeting and wish to be represented by someone else, please complete the Proxy and return it to mark@rmhoa.org or mail to Redlands Mesa Master Association at the address below. Your proxy must be present at the start of the meeting, **5:00 PM - May 16th, 2022**. Please remember, each lot entitles the owner(s) to **one (1) vote**. If title to a lot is held by or owned by more than one person, such persons shall collectively vote their interest as a single vote.

**Redlands Mesa Master Association
PO Box 3292
Grand Junction, Colorado 81502**

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Redlands Mesa Owners Association will be held at 5:00 PM on Monday May 16, 2022, at the Redlands Mesa Clubhouse at 2325 West Ridges Blvd., Grand Junction, CO. The following items will be on the agenda for the meeting.

MEETING AGENDA

A. Call to Order

1. Roll Call
2. Acknowledgement of Quorum

B. Welcome Owners

C. Election

1. Board of Directors – One (1) Open Seat
 - i. Candidate Introductions
 - ii. Election Ballot Process
 - iii. Collection & Ballot Talley

D. Presentation by the Board

1. DRC Process
 - i. Landscape
 - ii. Renovations
 - iii. New Construction
2. Executive Board of Director's Report
 - i. Community Management
 - ii. RMHOA.org Website
3. Treasurer's Financial Report
4. Website review – rmhoa.org
5. Security Camera System
6. Redlands Mesa Golf Club Report

E. Open Forum – Each resident present may speak for up to five (5) minutes. A manager or member of the board may give a brief response. Speakers are asked to observe proper behavior and rules of decorum. Speakers may not transfer their time to others.

F. Election Results

G. Next Annual Meeting Date

H. Adjourn

Redlands Mesa Master

2022 ANNUAL BUDGET - Proposed

Proposed Annual Dues: \$450

342 Units/Lots in 2022

335 Units/Lots in 2021

INCOME

Dues

Design Review Fees

Prepaid Income

Interest Income

Violation Income

Late Fee

Total Operating Income

EXPENSES

Repair & Maintenance

Landscape Maintenance-Contract

Landscaping/Irrigation Repair

Snow Removal

Irrigation Water

Management

Security Service

Insurance

Electricity

Cable/Internet

Office Rent/DRC/Modem

Office Expense

Meeting Costs

	2021 Budget		2021 Actual		2022 Revised Budget	Notes
Dues	131,600.00		130,078.75		153,900.00	
Design Review Fees	10,000.00		16,000.00		18,750.00	(1)
Prepaid Income	-		-		-	
Interest Income	200.00		388.21		300.00	
Violation Income	-		250.00		-	
Late Fee	-		1,299.91		500.00	
Total Operating Income	141,800.00		148,016.87		173,450.00	
Repair & Maintenance	1,000.00		389.79		1,000.00	
Landscape Maintenance-Contract	46,000.00		32,513.68		38,500.00	
Landscaping/Irrigation Repair	6,000.00		18,612.89		8,000.00	
Snow Removal	500.00		198.25		300.00	
Irrigation Water	400.00		462.22		500.00	
Management	16,500.00		17,448.00		40,000.00	
Security Service	16,000.00		15,420.00		16,600.00	
Insurance	7,500.00		8,407.50		9,000.00	
Electricity	1,200.00		1,454.88		1,500.00	
Cable/Internet	4,500.00		4,140.00		4,500.00	
Office Rent/DRC/Modem	9,000.00		9,870.00		9,100.00	
Office Expense	5,000.00		4,906.74		5,000.00	
Meeting Costs	5,000.00		2,527.02		5,000.00	

Legal	6,000.00		3,942.51	4,000.00	
Bank Charges	-		7.00	-	
Accounting/Tax Preparation	500.00		190.00	200.00	
Design Review Committee Expense	13,000.00		25,774.30	30,000.00	(2)
State/Federal Taxes	-		116.00	200.00	
Miscellaneous/Contingency	3,700.00		386.30	50.00	
Total Operating Expenses	141,800.00		146,767.08	173,450.00	
Net Operating Income	-		1,249.79	-	

Capital Expenditures	30,000.00		26,676.74	-	(3)
Transfer to Reserve Fund	-		-		
Operating Fund Income/(Loss)	(30,000.00)		(25,426.95)	-	

Reserve Fund

Beginning Balance	50,016.00	50,016.46	100,111.17
Transfers from Operations	50,000.00	50,000.00	
Interest Income	500.00	94.71	200.00
Total Reserve Income	100,516.00	100,111.17	# 100,311.17
Reserve Expenses	6,500.00	4,104.00	5,000.00
Reserve Fund Ending Balance	94,016.00	96,007.17	95,311.17

Notes:

(1) Fees for New Construction Review/Submittals are being increased by \$250 for 2022 to \$1,250

(2) DRC Expenses includes review of all homeowner request for additions/changes to existing structures and landscaping for compliance with the CC&R's.

(3) The 2021 capital expenditures were primarily for the security system and damaged sewer line repairs. For 2022, no capital expenditures are anticipated except for \$5,000 budgeted for landscaping replacements from the reserve fund.



2022 REDLANDS MESA MASTER ASSOCIATION ANNUAL MEETING

PROXY

Property Owner Name(s): _____
RMMA Property Address(s): _____

I give, _____ authorization to vote on my behalf on all issues put to a vote by the Owners Association during the “2022 Redlands Mesa Annual Owner’s Meeting”.

Owner’s signature: _____ Date: _____
This form must be presented during the Association’s Annual Meeting, at the time of voting.

Note: If you do not have anyone to give your proxy to, consider one of the following Board members, President – Sandy Miller, VP – Stan Orr, Director – Bob Reece or Director – Karen Wade. They would be happy to represent you if an election at this meeting is conducted.

Redlands Mesa Master Association
PO Box 3292
Grand Junction, CO 81502
mark@rmhoa.org