

Redlands Mesa Master Association

Monthly Board Meeting

April 21, 2026

Call to Order

- The Redlands Mesa HOA Board was called to order at 9:35 a.m. in the Ocotillo meeting room upstairs. In attendance: Forrest Ramsel, George Gromke, Kathy Lund, Mary Ann Griffith and Jim Coryer.

Approval of Minutes

- Minutes from March March 17, 2026 meeting were reviewed. Kathy motioned to approve the minutes and Forrest seconded. All approved.

Financial Reports

- Kathy presented the balance sheet & explained the current operating expenses and upcoming bills. There still, as of this meeting, quite a few outstanding dues to be paid which do have a \$50/month late fee being attached.

Old Business

- We received Lush Greens bill of \$42,530.00 of which Eric offered us to hold back 10% for work not completed. We are very happy with the look of the rock but disappointed we don't have the new plants, nor irrigation to those plants & we have open irrigation pipes sticking up out of the rock. We have decided to hold back 25% until...
 1. Irrigation pipes aren't exposed
 2. Pipes are buried & irrigation is running
 3. 30 New plants are planted
 4. All plants are being watered properlyAfter those items are completed, we will release 15% of the funds. The last 10% will be released when we find all 30 plants are planted, irrigated & all work is completed to the BOD's satisfaction.
- The City Council meeting that was scheduled for May 1st has been delayed till May 6th @ 5:30 p.m. As of this date, the Camelback Gardens issue is not on the agenda. More to follow on that.
- The BOD discussed the fact builders have asked to use property on WRB as a staging area while building. The BOD has given permission to use 320 Ventana as a staging area.
- There are new lights on 342 Iron Horse that have had complaints & we need to talk to the management company regarding those since it's a rental.
- We have had complaints about weeds in some yards. According to the city, weeds over 6" tall are not in compliance with the city ordinance.

New Business

- Kathy & Mary Ann visited Red Leaf HOA management company in March and thought the rest of the board should hear their presentation. Scott Callas, the CEO of the company came to this meeting and spoke to us. They contract with several HOAs in Grand Junction with their largest being over 400 homes. The BOD is interested but asked for a referral letter

from one of their clients, which Scott agreed to get us. We also decided to see if we could find a couple more management companies to present their company to us.

- There have been complaints regarding some homeowners painting of doors in colors that are not approved in our CC&R's. We will be sending out letters, stating our guidelines and asking the colors be changed.
- We have decided to start meeting in one of the conference rooms at Timberline Bank. George will see if he can make a reservation for us in May.

Meeting adjourned at 11:52 a.m.

Next meeting on May 21, 2026 if we will have a quorum. If not, we will meet June 16, 2026.

Respectfully submitted by Mary Ann Griffith