

Redlands Mesa Master Association

Monthly Board Meeting

June 16, 2026

Call to Order

The Redlands Mesa HOA Board meeting was called to order at 9:34 a.m., at Timberline Bank, in an upstairs meeting room. In attendance: Forrest Ramsel, George Gromke, Kathy Lund, Mary Ann Griffith & Jim Coryer. Members of the DRC...Dan Wenzinger, Brad Higginbotham, and Dennis Bailey were also in attendance.

Approval of Minutes

Minutes from April 24, 2026 meeting were reviewed. Motion to approve by Jim and seconded by George. There was no BOD meeting in May.

Financial Report

- Kathy handed out the Profit & Loss Report and the Balance Sheet. She also handed us the Aging Report, which is the people who have not paid their dues. The receivable is \$12,960 as of June 16, 2026.
- It came to the BOD's attention that the \$50/month late fee, for unpaid dues, is above what our CC&R's state we charge. The State of Colorado says we can charge up to \$50/month but our CC&R's state we charge \$25. We have decided to return the overage to those we charged incorrectly this year.

Old Business

- Regarding Lush Green enhancement invoice, we have not paid any more. Of the 25% we have not paid, we had planned to hold back 15% until new plants were planted, pipes were buried & irrigation running. We agreed 10% to be released when it's totally finished.
- We have a leak in our irrigation system. We have to find a vendor to do the work. It's at the intersection of Iron Horse & WRB. The man at the city said it may be a valve problem or a packing problem. It will take 2 men & 2-3 days to repair he thought. The hole will be 12'-15' down & 8' wide. If it's a packing issue, the guys can fix it right then but if it's a valve problem, they cost \$1800/each. In the meantime, we need to have water trucks watering the existing trees & shrubs. Mary Ann made a motion to arrange the water trucks soon while we have 100 degree temps & find a vendor ASAP to do this work. George seconded & all approved. Forrest said he would arrange the water trucks and check with Mo at LG regarding the non-working valves at the island on Hearthstone. We agreed not to send any more money to LG at this point.
- The generator screening is finished at 2344 Yellow Cat.

- Pat, from “The Wrap” committee, submitted a design cost proposal for review, for the next year. Mary Ann made a motion to approve the total, not to exceed \$1500 & Jim seconded. The motion also included the continuation of our current committee for the newsletter, even though a new management company might also provide one. The amount was unanimously approved and also the retention of our incredible committee.

New Business

- The DRC members were present to discuss their needs in finding a person or company to help them with the administrative issues in the process of approving building plans of lot owners. Carol Powers has given her notice of retirement and the DRC will need a replacement for her within a few months. They were asking for our support in this matter.
- Dan brought up that the DRC would like a liaison between the DRC & the BOD. Whether that is a person from the management company or one of the BOD, they would just like that presence.

Meeting was adjourned at 11:08 a.m.

Next meeting will be June 19, 2026, at 12:00 p.m., location TBD.

Respectfully submitted by Mary Ann Griffith.

PART 2: June 16, 2026
Remax Office Building

In Attendance

Forrest, George, Kathy, Mary Ann, Jim and Dan Wenzinger from the DRC.

Continued New Business

- We opened the meeting again, talking about the \$50 Late Fee that we were charging for people who had not paid their annual dues. Forrest said he wants our attorney to clarify what is legal, according to CCIOA, The Colorado Common Interest Ownership Act.
- We have an owner at 2375 WRB that has put gravel and planted a tree, on HOA property, behind her house. She has done so without permission of the HOA. The BOD agreed that the owner will need to sign a statement saying that even though she has added to this property, she understands it is HOA property and she doesn't own it. Forrest plans to ask the attorney about this also.

- Red Leaf Management...we still have questions about billing, insurance, how they handle compliance issues, and if they could help the DRC with their needs. In doing our due diligence we have requested reports from 3 other HOA's that they serve. Specifically, Kathy talked to the president of the Spring Valley HOA, which is one of their largest HOA's. Sandy K. and the other two HOA's are pleased with RL and Sandy K. says she would "highly recommend" RL. We plan to request a copy of Red Leaf's contract and after review, have a meeting with Scott & Robert, of RL, to clarify what their philosophy is and does that work with what we are looking for. We hope to meet with them June 29-30th.
- Dan stressed the importance of Redlands Mesa having a "Welcome Package" for new people moving in, either buying or building. It seems even though people are given a copy of the covenants, at closing, very few people read them. We need to make sure new HOA members know they have to submit changes to the exterior of their house and any changes to landscaping, of their property, to the DRC...not small plantings but trees, fences, stone paths, water features, etc.

Meeting was adjourned at 1:25 p.m.

Next meeting will be July 14, 2026, at 11:00 p.m., in one of the meeting rooms in the Library.

Respectfully submitted by Mary Ann Griffith.