



**RMMA HOA Board of Directors – Special Meeting
Record of Proceedings – December 18, 2024**

Call to Order

December 18, 2024, Special meeting of the RMMA Board of Directors was called to order at 2:05 PM. Quorum reached with Directors Jim Coryer, Forrest Ramsel and Mary Ann Griffith attending. George Gromke and Dave Sardinta were unavailable and excused for this meeting. CM, Mark Nickel attended and recorded the minutes.

Approval of Minutes

No previous meeting minutes were reviewed and/or approved at this meeting.

New Business

1. Based on discussion at the BOD meeting held November 19, 2024, regarding the Board proposed landscaping and erosion control improvement projects located at the entrance to W Ridge Blvd at Mariposa Rd and following down WRB to Ventana Ct. This area is owned by the HOA and experiences significant erosion, drainage and mud flow conditions that must be addressed, according to the city of Grand Junction.
2. At the 11/19/24 meeting, the Board was presented with concerns from DRC members who also relayed concerns from other homeowners. The Board agreed to research additional options, as well as determine if a special assessment to fund the project is necessary at this time, in lieu of a more concise and definitive plan. DRC members also discussed how they would be able to assist the Board with the project and ensure all guidelines.
 - a. CM, Mark N. updated members on a meeting held with DRC member, Dennis Bailey and co-owner and landscape specialist, Mark Mauceri on Thursday, November 21. At that meeting, many ideas were shared with Marc M. suggesting that adding vegetation is the most effective method to hold soil and reduce mud flow. Dennis asked if the owner of a lot next to the mailbox center at Redlands Mesa Dr. might allow access for irrigation to water plants, brush, grass, etc. Mark N. contacted the owner who is willing to allow access if the HOA agreed to cover all costs associated with implementing the system.
 - b. Other ideas presented at that meeting included Mark M. suggesting a 3-to-4-foot-high wall constructed of slump stone along the curb on W Ridge Blvd from around the corner at Mariposa Rd down to Redlands Mesa Dr, suggesting “slump stone” would be more cost effective than other materials. He also suggested a wall would restrict sediment and mud from flowing into the street and if/when necessary, could be cleaned out to make more room. Mark and Dennis will research the material and report back.
 - c. Mark N. referred this idea to landscape contractor, Robert Thompson of T&S Landscaping who suggested natural rock boulders would be less expensive and more cost effective to install than slump stone.
 - d. Another area of erosion concern is along WRB below Ventana Ct (Tract A) where a homeowner has expressed concerns with the hillside eroding back into their property. Mark M. suggested the same stone wall could be constructed here to create a platform and provide additional support along with additional fill-in and plantings, which will provide the same aesthetic as the direction to the East up to Mariposa Rd. More research is needed to determine responsibility and to complete this portion of the project.
 - e. Jim Coryer acknowledged validity of the DRCs and other homeowner’s concerns and suggested we spend additional time to conduct more research before confirming a final proposal and assessment.
 - f. Board members considered this new information and if to withdraw the proposed special assessment.

Decision

All Board members present agreed to pursue additional options for the project and withdraw the special assessment in 2025. It was also decided that the HOA would continue the existing clean-up efforts of any/all mud flow into the street until a more definitive solution is developed.

Adjournment

Meeting adjourned at 3:15 PM