



2024 ANNUAL OWNERS MEETING

Monday, October 14, 2024
5:00 PM

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

Meeting: Members of the Executive Board will direct the business meeting followed by complimentary appetizers w/ cash bar provided upstairs in the Ocotillo Restaurant.

RSVP: by **Friday, October 4th** Email Mark Nickel, Redlands Mesa Community Manager at mark@rmhoa.org. It is important to RSVP, so we know how many seats are required, as well as provide the restaurant with time to prepare properly.

Meeting Packet Includes: (Double sided) 1) Meeting Notice w/ Time, Date, Location, Election & Proxy Info 2) Meeting Agenda 3) 2023 Annual Meeting Minutes 4) Treasurers Letter 5) 2025 Budget 6) Landscape Project Plan 7) Candidate Bios 8) Ballot & Proxy

Election: There is currently (1) open position up for election on the Executive Board. If more than one candidate chooses 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. Floor nominees will also be considered as write-in candidates at the meeting. A brief bio is requested for everyone to review, you will also be asked to make a brief statement 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 by email mark@rmhoa.org, mail to RMMA at the address below or give to a representative coming to the meeting. Proxys must be present prior to the start of the meeting, **5:00 PM - October 14th, 2024**. Each individual lot entitles the owner(s) to one (1) vote. If title to a lot is held 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 Property Owners within the Redlands Mesa Master Association will be held at 5:00 PM on Monday October 14, 2024, at the Redlands Mesa Clubhouse (lower level), 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 Position
 - i. Candidate Introductions
 - ii. Election Ballot Process
 - iii. Collection & Ballot Talley

D. 2023 Annual Meeting Minutes Review

E. Presentation by the Board

1. Board of Directors Report
 - i. President's Report
 - ii. Treasurer's Report
2. Community Report
 - i. Landscaping
 - ii. DRC Update
3. Redlands Mesa Golf Club Report

F. Open Forum – Each resident present may speak for up to five (5) minutes. A manager or a 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.

G. Election Results

H. Adjourn



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

Dear Redlands Mesa Master Association Lot and Unit Owners,

Last year I stated that The Redlands Mesa Master Association Board believes we live in the Best HOA and not an average one. With that statement, we have spent your dues to maintain and enhance the 8 miles of sidewalk. We have heard you with your requests for street sign Monuments and cul-de-sac enhancements, and your requests for property protection while creating a welcoming entrance from Mariposa Dr onto W Ridges Blvd. You have asked us to enhance security – round the clock and not just during daylight hours. We have experienced two 50-year rainstorms this year which clearly showed us that what we thought were going to be drainage solutions in the past, left mud in the street making the task of getting the mail – intolerable.

Your Redlands Mesa Master Association Board has developed a budget for 2025 that will meet our ongoing needs and requirements while addressing some of the issues addressed by you.

The good news is that 2025 dues will remain the same as 2024 at \$500.00 per the original plated lots. The Board has also agreed to address the long-term project to enhance the Welcoming experience from the Mariposa/W Ridges Blvd entrance. With that comes the financial reality of a Special Assessment for a single year, in the amount of \$500.00.

Changes from 2024 budget:

Security Services – reduce 3 trips/day to 2

Expected fewer new construction in 2025, so budget reflects reduced expenditures and revenue for Design Review fees and expenses.

Installation of 3 new law enforcement grade infrastructure-free (solar power + LTE) Cameras and maintenance with Police Department, establishing 24/7/365 coverage from 3 vantage points.

Online Payments – last year we experimented with the Online Payments for HOA dues, we will allow you to continue to do so – however you will be charged for your credit card and associated fees.

Legal Fees, we are being proactive.

Accounting fees were added last year prior to hiring a local CPA firm, the reduction is due to reality.

Reserve Study – following the Policies and Procedures of RMMA, we will have study in 2025 to meet the 5-year requirement.

Landscaping:

- Large projects +2,030 for storm cleanup if necessary.
- Irrigation Repair -3,000 less construction expected in 2025.
- Pet Sanitation + 2,000 missed budget in 2024, more stations and more pet walkers.

Special Assessment \$171,000 or \$500.00 per Lot and Unit Owner

- Engineering Study - W Ridges Blvd from Ventana Ct to Mariposa Rd \$25,000
- Phase 1 - Erosion Control and landscape aesthetic project W Ridges Blvd from Ventana Ct to Redlands Mesa Dr. \$40,000
- Phase 2 - Erosion Control W Ridges Blvd at Redlands Mesa Dr Mailboxes \$60,000
- Phase 3 – Erosion Control mitigation from W Ridges Blvd and Mariposa and return funds to Reserve Fund from 2023 project \$46,000

I look forward to seeing you at the Annual Meeting 5:00p.m. October 14, 2024. Feel free to drop me a note at forrest@ramselconsulting.com for questions or comments.

Regards,

Forrest Ramsel

Treasurer, Redlands Mesa Master Association

Redlands Mesa Master

2025 ANNUAL BUDGET - Proposed

Annual Dues: \$500

342 Units/Lots in 2025: \$500

339 Units/Lots in 2024: \$500

	2024 Budget	8/30/2024 Actuals	2024 Projected	2025 Budget
Dues	\$169,500	\$170,450	\$172,000	\$171,000
Design Review Fees	7,500	2,500	5,000	5,000
Status Request Fees	5,000	3,100	4,000	4,000
Real Estate Signs	1,500	750	1,000	1,000
Prepaid Income	0		0	0
Interest Income	250	161	200	200
Fines, Penalties & Late Fees	500	750	500	500
Total Operating Income	\$184,250	\$177,711	\$182,700	\$181,700

EXPENSES

General & Administrative

Management	\$48,000	\$32,000	\$48,000	\$48,000
Security Service	18,000	11,885	18,000	12,000
DRC Administration	7,000	4,667	7,000	7,000
DRC Architect	3,000	1,000	2,000	2,000
Security System Cable/Internet	4,380	2,760	4,380	9,450
Insurance				
- D&O	4,000	3,505	3,505	3,750
- Liability	2,500	2,650	2,650	2,500
- Property	500	0		500
Office Rent	5,400	3,708	5,400	5,730
Office Expense	0	0	0	0
Office Phone	475	332	475	475
Office Equipment Expense				
Bank Charges	100		100	100
Online Payment Fees	1,500	737	750	1,000
Meeting Expense				
- Annual Meeting	7,500		7,500	7,500
- Social Events	1,500	223	500	1,000
Memberships & Subscriptions	2,800	1,309	2,750	2,750
Office Supplies	500	90	250	500
DRC Supplies		0		100
Printing		0		0
Postage & Shipping	650	353	650	650
Advertising & Marketing		0		
Bad Debt Expense	0	0	0	0
Legal Fees	3,000	0	3,000	4,300
Accounting Fees	9,000	3,571	6,000	6,000
Federal Taxes	0	33	35	35
State Taxes	0	5	5	5
Software & Apps	130	170	0	0
Reserve Study				2,500
RE/Builder Signs Expense	1,500	746	1,500	1,500
Miscellaneous/Contingency	1,640	0	0	1,000
Total General & Admin Expenses	\$123,075	\$69,742	\$114,450	\$120,345

Operating Expenses

Landscaping

- Repair & Grounds Maintenance	\$750	\$3,915	\$3,915	\$3,000
- Landscape Maintenance-Contract	40,000	22,377	40,000	40,000
- Large Projects	9,000	0	5,085	8,030
- Irrigation Repair	5,000	107	1,000	2,000
- Irrigation Water	525	356	525	525
- Irrigation Electricity	600	383	525	600
- Pet Sanitation	4,000	4,295	5,650	6,000
- Snow Removal	1,300	239	1,200	1,200
Total Operating Expenses	\$61,175	\$31,673	\$57,900	\$61,355

Total Expenses

	\$184,250	\$101,415	\$172,350	\$181,700
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Net Operating Income

	\$0	\$76,295	\$10,350	\$0
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Redlands Mesa Master

2025 ANNUAL BUDGET - Proposed

Annual Dues: \$500

342 Units/Lots in 2025: \$500

339 Units/Lots in 2024: \$500

2024 Budget	8/30/2024 Actuals	2024 Projected	2025 Budget
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Special Assessment	-	-	171,000.00
Transfer to Reserve Fund	-	-	(171,000.00)
Operating Fund Income/(Loss)	\$0	\$6,553	\$10,350

Reserve Fund

Beginning Balance	\$51,380	\$51,380	\$51,433
Transfers from Operations	0	0	0
Special Assessment			171,000
Engineering Study			(25,000)
Phase 1 Erosion Control/Aesthetic			(40,000)
Phase 2 Erosion Control - Mailbox			(60,000)
Phase 3 Erosion Control W Ridges - Mariposa Hillside			(46,000)
Interest Income	100	53	46
Total Reserve Income	\$51,480	\$51,433	\$51,479
Capital Expenses	0		0
Reserve Fund Ending Balance	\$51,480	\$51,433	\$51,479



2025 Landscaping Project Plan

As the Redlands Mesa Community has grown over the past 20+ years, we've seen a major increase in not only the number of new homes built in the community, but also additional sub-divisions that have stretched our landscape. The development initially kicked off on the southwest side of the community and has since rapidly expanded toward the northeast as areas from Meridian Ct up to Redlands Mesa Dr have grown exponentially. There has been an incredible increase in the number of homes built through this corridor where now our SE entrance has become another major focal point and another main access point in-and-out of the community.

We've also been experiencing significant erosion concerns in many areas of the community from major rainstorms witnessed over the past two-three years. Much of this is not only attributed to these "50-year storms" but also, the expanse of new homes constructed in these areas. Either way, these areas are of concern and need to be addressed soon with a plan now in place.

Additionally, our original landscaping infrastructure has also grown, not to mention, greatly matured over the lifespan, and long past due for major improvements, not only to match current conditions but stay in-line with the extensive growth pattern. The current conditions of the existing rock and ground cover, known as DG, are seriously deteriorating from the excessive wind and rain we experience at Redlands Mesa. We are continuously restructuring many of these areas with larger rock to form creek beds to help funnel water flow and reduce washout but also add material to necessary depth of the ground cover (DG), but a major increase in these efforts is needed.

Therefore, the Board has agreed that these concerns, along with substantial growth to the NE, are long past due for attention. Of course, it all comes at a cost and requires a substantial investment to bring these areas back up to the level they deserve. We have developed a plan and overall scope of the most needed projects to be addressed first, along with follow-up over the next few years.

The Board, with the help of engineers and landscaping contractors, have developed a plan beginning with the much-needed erosion control, along with aesthetic improvements to areas along W Ridges Blvd from Ventana Ct up to Mariposa Rd, our SE entrance to the community. First steps for this major landscaping undertaking includes prioritizing areas needing immediate attention, along with a long-term plan to incorporate everything beginning with the following:

1. Projects would incorporate an engineering study with a clear cut to scope, including:
 - a. Survey
 - b. Drainage Plan
 - c. Construction documents, excluding engineering of walls, targeting walls under 4' spaced in accordance with our design review requirements. This cost is in addition to the cost of construction, labor, time and materials.
 - d. Coordination with contractors.

The budget for engineering ranges around **\$25,000** depending on iterations with contractors incorporating aesthetic components into the design. The goal is to capture as much drainage as possible into concrete channels and convey it to the street.



2. Phase 1 - Erosion control and landscape aesthetic project along W Ridges Blvd from Ventana Ct up to Redlands Mesa Dr, known as Tract A which is HOA owned property. This area has experienced significant erosion concerns with the hillside eroding back into personal properties and is a high focal point when entering the community from Mariposa Rd. This is a significant undertaking to not only control the erosion but also add aesthetic improvements at the same time, at a cost of approximately **\$40,000**.
3. Phase 2 - Erosion control continuing at the existing mailbox center on W Ridges Blvd at Redlands Mesa Dr. If you've driven by this area after a heavy rainstorm, you've witnessed the substantial mud field on the street at the base of the mailboxes. This makes it almost impossible for owners to retrieve mail without wading through 5" of mud. We've already constructed initial drain pools and check-dams at the mailboxes to reduce sediment flow down the hill to the street, but not fully adequate to protect the entire area. The hillside from Redlands Mesa Dr all the way up to Mariposa contributes to the mess, including the intersection of W Ridge Blvd and Mariposa. We are under city of GJ requirements to keep mud from flooding onto city streets, so this is a high priority to avoid further repercussions from the city. Costs for phase 2 of the project plan is around **\$60,000** for a total cost in **2025** of approximately **\$125k** and would expand as the project moves forward to step 4 below.
4. Phase 3 – Continue the erosion control mitigation work from the crest of the hill above the mailbox center up to and including the intersection at W Ridge Blvd and Mariposa. This area includes a steep hillside contributing significant erosion and mud flow into the street and is also a major focal point and main entrance into Redlands Mesa. We feel it's time to project this area in a more long-term plan but to be included along with all other landscaping improvements throughout the community. This phase requires a significant investment to complete in a manner that will fit with the overall standards and aesthetics expected in Redlands Mesa. The cost for this last phase is expected to be in the **\$150k to \$300k** range and would complete all phases of the project by including the Mariposa Rd entrance.
5. Community Landscaping Refurbishment. This is a project that is not new and currently incorporated in our annual operating budget, but still in dire need of additional investment, and long past due of heightened improvement. The plan is to set aside funds every year to address these areas more rapidly and within a five-year plan. This helps eliminate the need to cover everything at once but addresses these areas sooner than later. The plan includes allocating **approximately \$10,000 per year** over the next five years to complete all areas beginning with the worst and oldest areas first then, moving on to the newer sections which still need improvement with the addition of plantings and rock/boulder setting, bringing the **total for this portion of the plan to around \$50,000**, This is a long-term need funded by operating but included in the overall phasing and completed within the same timeframe.

This provides our property owners with a detailed explanation of everything the community and the HOA BOD is focused on, and desperately needs to be addressed as soon as possible. Our goal is not only to maintain the existing community scape but to go even further by raising the standards, overall aesthetics and living environment for the Redlands Mesa Community and Residents.

Respectfully submitted,
Mark Nickel
RMMA Community Manager

BOARD CANDIDATE BIO

DAVID SARDINTA

David Sardinta is a Colorado native who spent 20 years in the Marine Corps where he earned his bachelor's degree in aviation management and his master's degree in aeronautical science.

Retiring from the Marine Corps and returning to Littleton Colorado, Dave spent the next 20 as a Logistics Manager in the Denver area.

Dave has been involved with HOAs in the past a part of the design review committee, managed a member's only ranch hall facility, served as President of the ROSH committee in Granby and served as a Town Trustee for the town of Granby Colorado. David and his wife Marcie of 32 years, moved to Redlands Mesa 2.5 years ago. They have 3 grown boys and 4 grandkids, they love to travel, mountain bike, road bike, hike and most recently, play golf (though his handicap does not reflect it).



2024 RMMA ANNUAL MEETING OFFICIAL BALLOT

Number of open seats on the Board of Directors: **One (1)** – **3-year term** (1/1/25 – 12/31/27)
Put a check-mark next to the candidate you are voting for, choosing more than one **(1)** will void your vote.

LIST OF CANDIDATES NOMINATED

☐ _____ **DAVID SARDINTA, Claystone Ct.** _____

☐ _____

☐ Write-In Candidate: _____

☐ Write-In Candidate: _____

2024 RMMA 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 Homeowners Association during the “2024 RMMA Annual 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, you can return it to Mark at mark@rmhoa.org or by US mail and one of our current RMMA Board members: President – Jim Coryer, VP – George Gromke, Treasurer – Forrest Ramsel, Secretary – Karen Wade, and/or Director - Mary Ann Griffith would be happy to represent you if an election at this meeting is conducted.

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