

Board Meeting Minutes- May 22, 2025 @ 6:00pm
At 3325 Star Ct, Grand Junction, CO 81506

Present: Jonathan, Jitka, Adam, Eddie, Judy, & Joy (Manager)

Call to Order: Meeting was called to order by Board President Jonathan at 6:04 pm

Board Positions: Everyone introduced themselves. Jonathan motioned to appoint Eddie as a new board member. Jitka seconded the motion, and Eddie was approved unanimously as the new board member.

Secretary Position: Jitka volunteered to serve as the new secretary. Judy said she could fill in and take minutes when Jitka is traveling.

Approval of May 22 Meeting Minutes: The May 22 meeting minutes were reviewed and approved unanimously.

Hearing for Trailer: An owner would like to have a hearing with the board on June 12 to discuss his trailer in the driveway. The board agreed to this date.

ACC Position: Discussion took place about the vacant ACC position. The nominee was voted down due to lack of time/ability to participate.

Irrigation Update: Joy and Jonathan gave an update on the irrigation system and updates. The board will ask prior HOA president Justin to come to the June 12th meeting to give his opinion.

Financial Report, Reserve Fund, & 2026 Budget: Adam reviewed the financials. Joy explained a few of the profit and loss reports, as well as the 2026 proposed budget. Discussion took place. Sarah H is willing to present the options of a special assessment vs. increasing the annual assessment at the annual meeting. Adam motioned to approve the 2026 budget, Eddie seconded the motion and the budget was approved unanimously. It will be presented to the members for ratification.

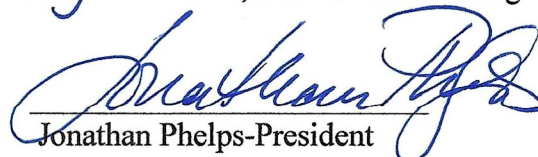
Governing Document Updates: Jonathan gave an update about Davis Law drafting the 3 main governing documents. Discussion took place.

Annual Meeting: The annual meeting/picnic will be on June 24th, at 3325 Star Ct. Joy will send out the meeting notice and proxy form, the annual assessment invoice, picnic invite and 2026 budget. Jitka will reserve the party trailer from the city. Jonathan will work with Clayton to order the food.

Other Topics of Discussion or Concern: Discussion took place about weeds and community history.

Adjournment: Jonathan motioned to adjourn the meeting. Judy seconded the meeting and the meeting was adjourned at 7:48 pm.

Reviewed and approved at the *July 31*, 2025 Board Meeting:


Jonathan Phelps-President