Board Meeting Minutes- March 26, 2026 @ 6:00pm

At 3313 Northridge Dr, Grand Junction, CO 81505

Present: Board Members: Jonathan P, Eddie G, Judy A, Adam W, & Jitka.
Members: Joseph & Rachel H, and Mary & Bill G
Manager: Joy Z

Call to Order: Meeting called to order by President Jonathan at 6:05 pm

3010 Cloverdale Ct. Presentation: Joseph, Rachel, Mary, and Bill presented a request for the board to reverse the ACC decision to deny the chain link fence that was installed on the south side of his property. Evidence was presented to support their request. After the presentation, the board discussed the request. Adam motioned to grant a variance to 3010 Cloverdale Ct to allow a chain link fence due to ongoing security and property protection issues due to the south boundary location of the property. Eddie seconded the motion, and the motion was approved unanimously.

Board Position: Joy notified the board that Victoria H is willing to join the board, to fill the current vacancy. Jonathan motioned to appoint Victoria to fill the vacant position, Adam seconded the motion, and the motion approved unanimously.

Office Positions: Adam motioned to appoint Eddie as the Vice-President. Judy seconded the motion, and the motion approved unanimously.

Financial Review: Joy presented a financial update to the board.

Governing Document Updates:
Rules and Regulation: Update to match currently approved CC&Rs: Judy motioned to approve the changes, Adam seconded the motion, and the motion approved unanimously.
Collection Policy: Update to match recently approved CC&Rs: Adam motioned to approve the changes, Jonathan seconded the motion, and the motion approved unanimously.
Covenant and Rule Enforcement Policy: Update to match recently approved CC&Rs: Jitka motioned to approve the changes, Judy seconded the motion, and the motion approved unanimously.

2026 Annual Meeting & Picnic: The board decided to have Joy send a survey out to the members to ask if they wanted to conduct an annual meeting/picnic on June 17, 18, or 19. Joy will send this out to the owners.

3038 Northridge Dr: Discussion took place about the improvements made in front of the gate. The board decided to postpone a decision until they have more time to review.

Other Topics of Discussion or Concern: None

Adjournment: Jonathan motioned to adjourn the meeting. Judy motioned to second, and the meeting was adjourned at 7:38pm.

Reviewed and approved at the October 29, 2026, Board Meeting:

Jonathan Phelps-President