Board Meeting Minutes- October 29, 2026 @ 5:30pm

At 3313 Northridge Dr, Grand Junction, CO 81505

Present: Board Members: Jonathan P, Judy A, Adam W, Jitka & Victoria
Manager: Joy Z

Call to Order: Meeting called to order by President Jonathan at 6:35 pm

Review & Approval of the March and May 2026 Board Meeting Minutes: The board reviewed the meeting minutes. Jonathan motioned to approve both sets of minutes. Judy seconded the motion and the meeting minutes were unanimously approved.

Irrigation Improvement Update: Joy provided the board with an update on the clean-out line installed along N. Music Ln, behind 3314 Northridge Dr. The response from owner has been positive. Air vents also seem to be providing improved service. The HOA will continue to work on finding improvements for the south side irrigation system.

Rules & Regulations - Signs: Discussion took place about Section 7, A of the Rules & Regulations. The proposed change was:

A) Commercial signs are prohibited. Political and other non-commercial signs are allowed but may not exceed six square feet or four feet in height. Signs must be placed on the owner's property and may not block sidewalks, streets, or visibility. Reasonable holiday and seasonal decorations are permitted and are not subject to these sign-size limits.

Jonathan motioned to approve the proposed change. Adam seconded the motion, and the motion was unanimously approved.

Violation Update: Joy provided an update on a RV/No ACC approval/delinquent assessment violation that hasn't been able to be resolved. Discussion took place. Unless resolved beforehand, the HOA has a small claims court date on January 21, 2027, to seek a judgement for enforcement.

Other Topics of Discussion or Concern:

- Judy mentioned that a house on Northridge that is under construction may be a potential hazard during Halloween. Joy will contact the owners.
- Jonathan mentioned that there is an open board position and vice president officer position. Joy and other board members will reach out to potential volunteers.

Adjournment: Jonathan motioned to adjourn the meeting. Adam seconded the motion, and the meeting was adjourned at 6:18pm.

Reviewed and approved at the , , Board Meeting:

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Jonathan Phelps-President