

Village 9 Filing 3 & 4 HOA

Meeting Minutes

January 24, 2025 at 9:00pm

2757 US-50, Grand Junction, CO 81503

Board in attendance: Matt Pinnt, Jeff Childers, Carrie Ann Wright, Kaci Pinnt, Toby Smith

Secretary/Treasurer Report:

Current Balances

Checking - \$10,347.31

Savings - \$119,387.35

Total - \$129,734.66

HOA Updates:

Irrigation Update –

The 2025 summer season went well with only 2 known breaks. We did have a pump seize up this summer. The overhaul to repair it cost the HOA roughly \$9,000. Matt and Jeff were able to save the HOA some money by removing the pump themselves. Munro Pumps here in Junction did the repair. Deb Stacy a Member in attendance, stated that she was part of the Board who purchased the pumps in 2012. She states she was unaware of any maintenance on them since the purchase. Matt stated Munro told him the pumps should be maintained at least every 10 years. All our pumps are 12 years old.

The Board is requesting the Members approve \$30,000 for the maintenance of the additional pumps. Jeff and Matt believe that since these pumps are not in as bad of shape the cost should not be this high but requested the amount to ensure enough funds are approved. This would also reset the 10-year maintenance cycle.

Bylaw Revisions –

The Board provided an update to the status of the Bylaws. During the 2025 year the Board was able to update several documents that were required by CCOIA, Colorado Common Interest Ownership Act. These documents included the following policies: Collection, Conflict of Interest, Conduct of Meetings, Enforcement of Governing Documents, Requests for Records and Retention, Investment of Reserve Funds, Adoption and Amendment of Polices, and Dispute Policy. These documents can be found on the HOA website, www.village9HOA.com. Questions were raised about how these policies could be adopted without Member approval. They were advised that with guidance from our attorney at Dufford and Waldeck because these policies are required by State law they could be adopted without membership involvement.

The Board advised they are going to continue working with the attorney to revise our governing documents. They stated this would continue to be a focus of the Board for 2026. They stated that future changes would likely require majority approval from the Membership.

The Board stated that one issue that needs resolved prior to any additional changes is the membership status of the residents on Arlington Villa Dr, Terrace Ct, and Beacon Ct. Currently it is the Village 9 Board's opinion that these homes are part of the Village 9 HOA and would therefore have a vote as a Member however historically these homes have been treated as a standalone group. The Arlington Villa HOA president agrees that their HOA is a sub-HOA to

Village 9 but does not have any documentation of this nor any documentation of a separation from Village 9 HOA. Kaci is searching physical documents at the Mesa County court house for any references to this issue.

2025 Budget Review -

Jeff reviewed the 2025 budget with the Members. He specifically spoke to the line item "Bad Debts" which showed a \$6665.26 expense. The attorney advised that debt older than 6 years could not be pursued for collection purposes so the board "wrote off" the amount of uncollected debt that was older than 6 years. Additionally, line item "Insurance" was increased over the approved budget due to an unforeseen increase in the insurance premium.

Business Requiring Action:

The 2026 proposed budget was presented to the Members present including the \$30,000 line for the pump maintenance. There were no questions and a motion was made by Aaron Wright to approve the budget and was seconded. The budget was unanimously approved.

Additional Comments:

Questions were asked about enforcement of rules now that there is an enforcement policy. The Board was unanimous in that the goal of this Board is community first. As the Board works to develop an enforcement philosophy it will begin with being a good neighbor. Our focus will be assisting our neighbors in becoming compliant before taking other enforcement actions. The Board also advised that there are several unenforceable rules that will be worked on throughout the year. One that has been brought up often is vehicles parked on the road. Colorado state law does not allow HOAs to take any kind of action on public roadways and therefore cannot be addressed by the Board. A member asked about multiple vehicles, RVs and boats in people's yards. The Board was willing to investigate the concern.

Two Members stated that during the summer months there is water running down the gutter on Nashua constantly when the irrigation pumps are on. They say that this water comes from a house that must pump their crawl space due to groundwater seepage. They advise that the water breeds mosquitoes and is a nuisance. The Board will look into it once the water is turned on.

There were questions about the status of the park near Arlington and Oxford. The Board was last in touch with the County in February and did not hear back during follow-ups in November. Jeff will reach out to them again and schedule a meeting with the commissioners if needed. Deb Stacy stated that during her time on the Board the HOA was offered the opportunity to obtain the property, however declined to. She stated that this was sometime between 2011 and 2013.

Adjourned – 11:15 am