

**Village 9 Filing 3 & 4 HOA**  
Annual Meeting Minutes  
February 22, 2025 at 9:00am  
2840 B ½ Rd, Grand Junction, CO 81503

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

**Introductions and Welcome – Matt Pinnt President**

**Business Requiring Action**

**2025 Budget – Jeff Childers Secretary**

The 2025 proposed budget was presented to the members in attendance. A motion was made by Jeff Childers and seconded to approve the budget as presented. The budget passed unanimously.

**Other Business**

**Irrigation Update** – OMID will tentatively start pumping water April 7<sup>th</sup>. No changes are expected this year.

**Open Space Update** – Mesa County has shown an interest in selling the open space at Oxford and Arlington to be used for multi-family affordable housing. The Board previously sent out a petition via Facebook requesting signatures showing interest in maintaining the space as a park. Between neighboring residents and our own members we received over 300 signatures. The County is willing to work with the HOA, however we are still waiting for the County to get back to us.

**Community BBQ** – Last years BBQ was a hit and we plan to repeat it this summer.

**Bylaw Revisions** – The Board is currently working with Dufford and Waldak to update our Bylaws and CC&Rs. This process will take some time and be presented back to the members for approval. We need to update these documents because the HOA is currently not in compliance with many aspects of Colorado state law.

**Meeting Adjourned:**

10:15 am

## 2025 Village 9 HOA Filing 3 & 4 Budget

Admin Cost	\$0.00
Advertising & Marketing	\$300.00
Attorney Fees	\$10,000.00
Bank Charges & Fees	\$0.00
Contractors	\$1,000.00
Insurance	\$1,600.00
Interest Paid	\$0.00
Irrigation	\$5,000.00
Job Supplies	\$500.00
Meals & Entertainment	\$500.00
Office Supplies & Software	\$1,000.00
Other Business Expenses	\$1,500.00
Rent & Leases	\$250.00
Taxes & Licenses	\$20.00
Uncategorized Expenses	\$200.00
Utilites	\$8,000.00
<b>Total</b>	<b>\$29,870.00</b>