**Village 9 Filing 3 & 4 HOA**

Board Meeting

March 11, 2024, 3:00 pm

2757 US-50, Grand Junction, CO 81503

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

**Other:** Laurie Allen HOA Manager

**Minutes:**

Minutes from the February board meeting were approved.

**Secretary/Treasurer Report:**

Savings Account Balance: $108,843.62

Business Account Balance: $5,418.56

Expenses: $1,781.82

Deposits: $15,150.00

**Manager’s Report:**

Dues are arriving as expected and ditch water should be anticipated towards the middle of May with however it will need to be allowed to run for some time to reduce silt.

**Old Business:**

Laurie filed our 2023 taxes with IRS

Jeff looked through last year’s income and expenditures. He is not an accountant but did not see anything of concern and after conversation with the others on the board at this time there does not appear to be any need for an audit. We should discuss this topic with the Members at the annual meeting. Laurie was asked to provide invoices for her work moving forward. Matt and Laurie agreed to do this quarterly or as she collects payment for her work.

No information was gathered about pump operation hours, but it was decided that running the pumps continuously would increase wear and increase costs. We will continue with the current hours of pump operations.

Matt will be setting up a time with Thompson’s to get the board up to speed on pump operations.

**New Business:**

Matt made a motion that Kaci Pinnt be elected to the board to fill vacancies. This was seconded by Toby and passed unanimously.

Matt will be working on repairing the fence around the pump house and holding area next week. It was approved that he can purchase any needed materials to complete the project.

It was agreed that the board will host a block party in June. Jeff will check into the BBQ trailer from the City. Jeff will check with the county regarding closing a portion of E Danbury to host the party.

Laurie then Matt or Kaci will reach out to Alice and Isaac Dow to set new admins on the Facebook page. They will talk to the Dows about changing ownership of the site over to the board. Once admins are addressed, we will begin to upload minutes and agendas to the Facebook page.

Kaci will work with the board and Laurie to put together a newsletter to send out to the membership.

Matt and Laurie will investigate updating the names of board members in the CC&Rs.

Jeff gave a report to the board regarding the public space at the corner of Arlington Dr and Oxford Dr. Currently the County is discussing options for future use of this space. Their conversations included selling the property to a developer for “affordable housing”. The unanimous agreement was that board would like to investigate ways to maintain the area as open space available to the members of the HOA. Jeff will arrange for a meeting with the County Commissioners to have further discussions ideally this meeting will be in mid-April.

**Meeting Adjourned**:

4:16 pm.