

Village 9 Filing 3 & 4 HOA

Meeting Minutes

March 11, 2026 at 4:00pm

268 W Danbury Cir, Grand Junction, CO 81503

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

Secretary/Treasurer Report:

Current Balances

Checking - \$11,783.47

Savings - \$126,391.30

Total - \$138,174.77

Old Business:

Pumps – 3 pumps are currently at EmTech for repair. 1 pump needs the entire bottom end replaced. This pump will cost approximately \$10,000 to repair. A new pump would be \$26,000. The other 2 pumps will cost approximately \$5,300 and \$5,600. One pump is currently complete with a second nearly complete. EmTech is waiting on parts for the 3rd pump. Should we need to it is possible to install the completed pumps and start the irrigation system without all pumps in place.

Outstanding debts – 31 accounts more than 12 months behind, 103 accounts greater than 30 days late. Discussion was had about disconnecting irrigation service to units that are greater than 12 months late. This matter was tabled for future discussion.

Bylaws & CC&Rs / Attorney – Jeff and Carrie Ann will work to get caught up with the HOA bylaw revisions. Carrie Ann will take get in touch with the attorney and see what he needs to get a draft presented to the Board. Carrie mentioned trying to get some sort of involvement from the Members on what they would like to be addressed.

Park – Jeff has been in touch with the County a couple of times however has not made progress. He will schedule an official meeting so the Board can meet with the Commissioners.

New Business:

Irrigation – Irrigation pressure issues around Nashua Ln were brought up again to the Board at the Annual Meeting. Jeff presented an option to have the lateral line from B 1/2 to the irrigation ditch video inspected and if needed hydro-jetted. Sewer Pros will come out next week to give an estimate and he will bring that information back to the Board.

Adjourned – 5:25 pm