

Village 9 Filing 3 & 4 HOA

Meeting Minutes

May 2, 2025 at 6:00pm

268 W Danbury Cir, Grand Junction, CO 81503

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

Secretary/Treasurer Report:

Current Balances

Checking - \$8,084.95

Savings - \$112,372.40

New Business:

Outstanding debts – We have roughly \$41,000.00 in outstanding debt from 112 accounts. \$30,000 of that outstanding debt is carried over from the previous Boards and management companies. Collection is somewhat limited currently due to our out-of-date bylaws. The Board will send out late notices as soon as possible and consult with our attorney about additional avenues to remedy the past due amounts.

Bylaws & CC&Rs / Attorney – The draft bylaws and CC&Rs from the attorney were discussed. Jeff will contact the attorney to set up a time to talk to him regarding some of the language. Any further action was tabled until the next Board meeting to allow Board members to review them.

Insurance – We were notified in February that the carrier for our HOA insurance was no longer going to insurance HOAs. Our current policy ends May 15th. After seeking several different options from multiple agents it was decided that HULA insurance could provide us with the best options. There was a significant increase in cost moving from roughly \$1500 per year to \$5000 per year. This increase was due to several reasons. Our previous policy was old and had not been updated in many years, we were under insured, and we had a recent claim.

BBQ – We will be holding our annual BBQ at Jeff's again this year. Kaci and Carrie will take care of the planning as well as sending out notifications. It will be held June 21st at 5pm.

Old Business:

None

Meeting Adjourned:

7:45 pm

Next scheduled Board Meeting will be held June 11th, 2025 @ 5pm