

Village 9 Filing 3 & 4 HOA

Meeting Minutes

June 11, 2025 at 5:00pm

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 - \$13,630.04

Savings - \$112,374.37

**Total - \$126,004.41**

**New Business:**

Damaged Fence – Discussion was had regarding the damaged fence at the end of E Danbury Ct. After reviewing property records it appears the fence is located on private property.

Recent Pump Issues – The Board was updated on the recent pump issues. They were also advised that ASI would be contacted to service the pumps.

**Old Business:**

BBQ – Carrie Ann and Kaci are still working moving forward with no issues currently. It was decided that due to liability concerns we will not be having a bounce house this year. Mailers went out and should have been received last week.

Outstanding Debts – We have collected roughly \$8000 dollars since our last mailer and still have roughly \$35000 still owed.

After speaking with our attorney we were advised that there is a 6-year statute of limitations on collection of assessments, and we would not be able to collect debts older than that. A motion was made by Jeff, seconded, and approved unanimously that all debts older than 6 years (2019) will be written off unless a lien already exists for any portion.

The Board will begin the process of placing liens on all debt from previous years.

Bylaws & CC&Rs / Attorney – Matt, Jeff, Kaci, and Carrie Ann met with the attorney to discuss options for implementing portions of the state CCOIA requirements as well as developing a structure that allows for enforcement of our current rules, regulations, and bylaws. The discussion was productive and there is a pathway for adoption of new governing documents without a complete re-write though that will continue to be worked on. In the short term the Board will work on documents to establish a fine structure and collection policy. These will be presented to the Membership in the near future for discussion and approval.

**Adjourned – 8:00pm**