

Village 9 Filing 3 & 4 HOA

Meeting Minutes

June 23, 2026 at 6:00pm

264 E Danbury Cir, Grand Junction, CO 81503

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

Secretary/Treasurer Report:

Current Balances

Checking - \$5,475.80

Savings - \$110,796.49

Total - \$116,272.29

Old Business:

Outstanding debts – Jeff reported that we still have \$18,537.74 in outstanding debts. \$2,530.00 is from 22 members who are only behind this year. The remaining is debt from members who are more than a year behind.

Jeff reports that we have had several members who had liens previously placed catch up on their dues, including payments from banks to have liens released.

Jeff advised that the final notices have been sent out for outstanding dues for this year. Those payments are due by 7/31/26. If they are not received, he will work to get liens placed for this year's dues. Carrie volunteered to help with that process if needed.

Bylaws & CC&Rs / Attorney – Jeff and Carrie still need to get together to determine where we are in the process of having our bylaws and CC&Rs updated. They will work to get this done soon and establish the next steps with the attorney.

The Board discussed the need to have the rules updated in order to enforce them consistently.

Park – The Board discussed the next steps with the park. The Board recently received an update from the County Commissioners regarding the ongoing conversation about the discussion of the property being sold for affordable housing. Though there have previously been productive conversations there are two new Commissioners. The most recent email from the County advised that they are going to continue to have conversations with entities to discuss the future of the land. This includes development entities.

Discussion was had amongst the Board as to how we as a Board should proceed. The Board recognize that any legal process could be extremely difficult and expensive and that the cost could be prohibitive. Additionally, the Board recognized that on the surface it appears we would have extremely limited legal avenues to pursue.

To ensure our due diligence Jeff made a motion to research real estate attorney and report back to the Board on the cost or retaining one in order to review documents and provide their legal opinion. The Board would review that potential cost and determine at that time if we should pursue it further. This motion was seconded by Kaci and approved unanimously.

Money Market Account – Jeff reported that through a misunderstanding from a previous meeting he converted the HOA savings account from a standard business account to a money market account. This will not limit our access but does increase the rate of return from 0.02% to 3.35%.

There was concern that the increase in income from the interest as well as the income from the properties that are not part of our HOA that we provide irrigation to would place the HOA above the 60% income requirement to maintain our HOA income tax exemption. After doing some research it appears that we will remain below this threshold.

Matt made a motion that we keep the new money market account. It was seconded by Jeff and approved unanimously.

New Business:

County Rubbish Policy – Jeff has received a number of complaints regarding broken down vehicle, trash and general rubbish in Member's yards. Jeff wanted to know how he should address the complaints. After doing research he found that the County has a robust Rubbish Policy that is enforceable by County Code Enforcement.

The Board had discussion about how we as a Board should enforce the CC&Rs while many are outdated or not applicable. The Board decided that at this time since the CC&Rs have essentially not been enforced for years we will provide written notices of violations and defer as much enforcement as possible to the County. The Board will continue to take complaints from the Members and help mitigate the issues we can while we continue to work with our attorney to update the bylaws and CC&Rs.

Jeff will post the county rubbish policy link on the Facebook page along with the complaint submission link.

Barking dog complaint from residents – Jeff advised he continues to receive complaints regarding barking dogs. The HOA has a noise nuisance rule, however, like the other rules it has not been enforced for years. The Board will defer to the County for now and refer Members there to manage complaints. The Board will revisit this along with the other CC&Rs as we work with the attorney.

Home businesses – Jeff brought up that he was approached by a Member who asked questions regarding operating a home business. The Board discussed this issue at length as we are aware of a number of homes operating businesses of some sort. The current CC&Rs prohibit the operation of any business, however due to the age of the CC&Rs we do not believe that the Members at that time could have anticipated things such as Etsy, eBay or other home business that do not impact the neighborhood. Even though these businesses have no impact they would still be considered a violation. The Board discussed what the intent of the rule may have been and determined that it was likely to reduce traffic and nuisances. With this in mind, the Board will work to update the language when the other CC&Rs are updated. In the meantime, we will address each request to operate individually and address businesses currently operating as necessary.