

Village 9 Filing 3 & 4 HOA

Board Meeting

August 22, 2024, at 6:00pm

264 E Danbury Cir, Grand Junction, CO 81503

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

Secretary/Treasurer Report:

Current Balances

Checking – \$3409.60

Savings - \$108,856.07

Deposits (since 06/1/2024) - \$610.00

Total Debits (since 06/1/2024) - \$6495.14

Irrigation - \$3184.00

Utilities - \$2809.80

BBQ - \$501.34

Old Business:

Park update – We were contacted by the County Manager, Todd Hollenbeck. He stated that a proposal from the County was still being reviewed by the County Attorney’s office but that they were still working on it.

Discuss hiring an attorney for review of bylaws and CC&Rs – A motion was made by Jeff and seconded by Matt to hire Dufford Waldeck Law to review our current bylaws and CC&Rs. Dufford Waldeck Law was recently used by Lynnwood HOA to perform similar work. The scope of the work at this time is only to review our current bylaws and CC&Rs to provide direction on which set we should be using and to assist in ensuring that we are following state laws. Any discussion about changes to the bylaws will be had at a later date. The discussion included conversation confirming that any changes to the bylaws or CC&Rs would have to follow the current rules with regards to Member involvement. Motion passed unanimously.

Discuss irrigation company – The Board will need to hire a new irrigation company to work on the irrigation lines. At this time no action was taken however Countryside Service was mentioned

as a possibility. It was decided that the Board could take care of the winterization of the pumps this year.

New Business:

Laurie Allen (LA Property Management) has resigned. She is willing to assist in a transition and has stated that her resignation is not necessarily immediate. Jeff will work with Laurie to take over those responsibilities in the short term while we evaluate the need for a new management company.

Meeting Adjourned:

7:24 pm.