

February 8, 2021

A Special Renaissance in the Redlands Homeowners Association (HOA) Board of Directors Meeting (BOD) was held at the Redlands Community Center on February 8, 2021 @ 3:10 PM. BOD members David McInay, Tom Gunter, Lonney Head, Richard Swingle and Elizabeth Blevins with Heritage Property Management (HPM) were present. Steve Fitzgerald joined the group at 3:25.

Discussion concerning an Architectural Control approval for home to place a shed in their backyard. The BOD approved the building and roof materials, but the homeowner is responsible for complying with City of Grand Junction permitting processes. We did not approve the location of the building because we're unsure of the property line.

Action – Elizabeth – Send letter to homeowner explaining our position.

A homeowner has requested a list of services proved by HPM. Elizabeth shared the list of services generally provided and was passed around to each BOD member for their review. The BOD agreed that the HPM document accurately lists the services our HOA receives.

Action – Elizabeth – email all BOD members the list that was shared with the homeowner.

A homeowner requested detailed voting details by BOD members.

BOD believes the current level of detail is sufficient.

Action – None

A homeowner requested that the minutes from the Annual HOA meeting list the names of properties represented by proxies be listed. The BOD agreed to make this change.

Action – Elizabeth – Add the name of the homeowners who submitted proxies in the meeting minutes.

A homeowner requested copies of meeting minutes and electronic communications concerning the removal of a tree from the HOA owned property behind 2212 Renaissance Blvd, Tuscan Ct, and Mediterranean Way. There is email traffic regarding this issue. There are no BOD minutes on this subject.

Action – Elizabeth – check email communications about this subject for possible further discussion.

Action – Elizabeth – check on previous work done in this area done by T4 Tree Service.

Homeowner requested information about the Renaissance 360 Irrigation Contract.

Action – Elizabeth – inform homeowner the contract is listed on the HPM web site under Custom Documents.

Discussed Annual Meeting agenda. Clarifying the budget submitted to the members as part of the meeting packet as to the specific issue of the actual legal fee expenditures. It should be noted that there was a reimbursement (shown as income) in the budget.

There was further discussion on the "good neighbor" actions that have occurred over the last year. The replacement of Renaissance's unauthorized irrigation pipe across Renaissance Blvd at Redlands 360 expense, including securing a permit to cross city streets. Additionally, this included the transfer of 2 shares of water from Redlands 360 to Renaissance, in exchange for transporting water through our system to Redlands 360s point of use, near Renaissance Blvd. This point will be built to Renaissance standards, including a tank. Upon the advice of legal counsel, this was done via agreement signed by both parties.

Further discussion occurred on the potential involvement with Redlands 360, regarding issues that may occur over the wetland mitigation pond on the north end of Mediterranean and development of the "corner parcel" (south camp and Broadway) by Redlands 360. Their development may affect the pond and the drainage from it.

As part of the budget discussion Richard was asked to address any questions regarding the increase in HOA fees due to the Reserve study.

The final item on the meeting agenda was a discussion on Board elections. Lonney Head was approved by the board until the next member meeting at which his selection should be by the membership at the meeting. Also, the secretary-treasurer position will be split as we now have 5 board members and both jobs should not be on one person.

The meeting was adjourned at 4:10.