

## **Palmer Subdivision HOA Board Meeting Minutes**

**Date:** August 17, 2025

**Location:** 1923 Grace Court – Lindsey’s home residence

**Time:** 5pm

### **Meeting Called to Order at 5:02pm by**

Jeremiah McGuire

### **Attendees:**

- Jeremiah McGuire: - Board President- Via Zoom
- Lindsey Grannis: - Board Secretary
- Jamelle Kelly: - Board Vice President
- Karen Sauer: - Member at Large

### **Agenda Summary**

#### **1. Construction and Maintenance Review**

- Jeremiah and Lindsey provided historical context and explained the current role of the HOA to new members Jamelle and Karen.
- The board reviewed the HOA tracker document used for monitoring neighborhood issues.
- Enforcement of CC&Rs was discussed, especially concerning problematic owners.
- Lawn care services and weed control were reviewed. The board reviewed Greenway Services quote
- Landscaping variance for the Barnes family (Lot 20) was agreed to be extended due to active progress.

#### **2. Fence and Parking Compliance**

- Gary Powell’s (Lot 21) rear 3-rail fence violates HOA standards. Jeremiah will contact Rebekah at HOAServices to understand the next steps regarding a variance.
- Parking trailers in driveways by Gary Powell (Lot 21) and Wyatt Vidmar (Lot 22) was noted as non-compliant. These need to be screened or moved into garages.

#### **3. Unpermitted Construction at Thomas and Katheryn Haynie (Lot 15)**

- Trayton Homes began construction without submitting ACC documents, despite holding city permits.

- Jeremiah will call the builder directly if no response is received to Lindsey's email to ACC members and HOAServices.

#### **4. ACC Leadership and Responsiveness**

- The board expressed concern about delayed responses from ACC Chair Kendra and member Charlie.
- Kendra will be asked to submit monthly updates and respond to submissions within 72 hours, or risk removal.
- The need for timely approval of projects like irrigation and landscaping was reiterated.
- The board agreed to separate ACC and CCR violations for clarity.

#### **5. Greenway Lawn Services Proposal**

- A proposal for weed control from Greenway was reviewed at \$1,400.50 — significantly lower than the previous provider. Motion to approve by Lindsey was seconded and approved unanimously by the others.

#### **6. Community Violation Review**

- Specific properties were discussed:
  - Knight (Lot 18): unpaid dues
  - Lara (Lot 2): variance violation of unpaid dues, shed not matching houses,
  - Watkins (Lot 12): construction project approved
- Plans were made to contact HOAServices for updates on fees and penalties.
- The Barnes family's (Lot 20) landscaping variance will be extended.

#### **7. Irrigation Form Requirements**

- An updated irrigation acknowledgment form was reviewed.
- Homeowners and contractors must now both sign.
- The "Important Notice" section will be bolded and placed in a shaded box.

#### **8. HOAServices Transition Planning**

- Lindsey and Jeremiah discussed upcoming service transition.
- Emphasis on timely updates from HOAServices regarding financials and violations.
- October 23 HOA Annual meeting confirmed at 5:30 PM at the Fruita Community Center. HOAServices will lead the meeting.

## 9. Fence Ownership Transfer Plan

- Discussion of transferring HOA fence ownership to individual homeowners.
  - A separate board meeting with Mark was discussed to finalize the plan and prepare for a homeowner vote requiring CC&Rs amendment. Jeremiah agreed to reach out to Mark.
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### Action Items & Next Steps

#### Jeremiah:

- Contact Rebekah (HOAServices) for weekly violation updates
- Follow up on Gary Powell's (lot 21) fence submission and send fencing guidelines
- Request Rebekah to contact the Barnes family (lot 20) about extending landscaping variance
- Personally call Lot 15 owners if no response from HOAServices
- Request HOAServices to send weed notice to all homeowners
- Email Kendra Oester regarding 72-hour response requirement and tracker updates
- Address Charlie Mezzenga's non-responsiveness with Kendra, The ACC and Board
- Contact HOAServices regarding violation fees and delinquent accounts (Knight (lot 18) and Lara (lot 2))
- Contact Cayce about scheduling budget assembly meeting
- Email Mark to schedule a board meeting (budget + fence topic)

#### Lindsey:

- Approve Greenway Services bid for weed control for 2026
- Follow up on accounting at HOAServices about \$625 Alpine Bank deposit
- Request monthly financial statements from HOAServices
- Create a map of all homeowners with names for Jamelle and Karen
- Update and submit irrigation acknowledgment form

#### HOA Services:

- Contact Gary Powell (lot 21) about non-compliant fence and request variance
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- Address Gary Powell (lot 21) and Wyatt Vidmar (lot 22) about trailer parking
- Reach out to Haynie (Lot 15) owners about construction without ACC submission
- Provide updates on violation fees and payment statuses

**Christian:**

- Investigate irrigation on Kelly's (Lot 11) and Watkin's Spec (12) and determine South Side water source
- Address two-valve box connection issue on Watkin's Spec (Lot 12)

**Jamelle:**

- Nothing currently

**Karen:**

- Nothing currently

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**Next Meetings**

- **Budget & CCR changes discussion Meeting with Mark:** [Date TBD]
- **Annual HOA Meeting:** October 23, 2025 – 5:30 PM at Fruita Community Center

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**Meeting Adjourned:** 6:28pm

**Minutes Prepared by:** Lindsey Grannis

**Date:** August 17, 2025



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Minutes approved by Jeremiah McGuire- President