

Meeting Minutes

**RRV HOA Board Meeting
July 23, 2025 at 3:30 p.m.
Location: Ken Dorman,
Boulder Rd.**



Call to order: (Jennifer Rhamy
3:31p.m.

Board Members Present: Jennifer Rhamy/President, Kenneth Dorman/Vice President, Phil Onofrio/
Treasurer, Brenda Furnace/Secretary, Darren Caldwell/Member-at-Large

Previous Board Action without Meeting: (Brenda Furnace)

April 16, 2025 Board meeting minutes approved electronically. Kenneth Dorman made motion to approve the minutes with no changes on June 13, 2025 and motion was seconded by Phil Onofrio May 15, 2025, Jennifer, Brenda and Darren approved the minutes, none opposed.

Kenneth Dorman obtained 2 bids

Defender Concrete Solutions: Bid 1) \$3,695.46. Bid 2), \$5,988,.98.

After thorough review, Kenneth Dorman made motion to accept the bid from Defender Concrete for the amount of \$3,695.46. Motion seconded by Jennifer Rhamy and Brenda Furnace approved. All electronic responses made May 15, 2025.

Minutes: June 18, 2025 Board meeting minutes were approved electronically. Kenneth Dorman made the motion to accept the minutes as written on 7-10-25. Seconded by Phil on 7-11-25, Jennifer approved 7-11-25.

Potential Dues Increase/ changes letter sent to all board members from Jennifer Rhamy on 6-20-25 for board approval. Brenda made the motion to accept the letter as written to the sent to the owners via mail through HOA Services at a cost of \$80.00. Motion seconded by Ken Dorman on 6-21-25, Phil Onofrio approved on 6-21-25, Darren approved 6-21-25.

July 14, 2025 announcement for July 23rd Board meeting submitted to HOA services for posting to website. Agenda for 7-14-25 meeting sent to Board Members 7-3-25.

Treasurers Report: (Phil) See attached reports from Phil

Consensus Agenda:

Jennifer Rhamy-President

Violations:

Patio home feces still active

Rock Valley patio home weeds resolved

Rock Valley parked truck is moving 7/31 and has been asked to stop parking on street

Owner has been asked to trim Rabbitbush extending over sidewalk. Not violation yet

Outside heater hanging over fence into neighbors yard

ARC:

Request for permission to install net above fence while training dog. Approved

Request asked for fence approval near house. Approved

Per Request for approval to post private property signs again. Rejected

Request to install solar. Approved

Delinquencies: (Phil) List Provided to board. Delinquent owner has paid dues. Four others are active. Phil to follow up with HOA Services to ensure they are progressing in the collection process.

Welcome Committee: (Bernie from Jennifer)

- Newcomer visits were made to the following residents:
- Shawn & Suzanne Isom @ 323 Red Point Road on July 8, 2025
- Kelsey Glatt @ 2306 Trail Ridge Road is scheduled for 7/23/2025
- Frederick & Margaret Caruso @ 2300 Trail Ridge Rd were contact by me via email on 02/27/2025, 03/14/2025 & 7/01/2025 to arrange a meet & greet time. I received a response that they were living & working in Ireland and would be back in August. They will reach out to me at that time to schedule our meeting.
- I have no contact information for our new owners at 307 Ruby Mountain Road.
- I have no information on any new renters in our community.

Construction update: (Darren)

Dirt mounds past the end of Boulder Rd. are on private property as verbalized by Darren and nothing will be moved until he is ready to get started on the new subdivision. He stated he is going to use part of the mounds to construct a continuation of the berm boarding South Camp on the south side of the engineered drainage site opposite side of the walking path.

One home in the subdivision should be completed within the next 3-4 weeks and 2 more in the Rocky Knoll will be started.

Contracts: Changes/Updates (Jennifer R.):

WD Yards has been doing a great job in our subdivision. Their contract will be expiring within the next few months. Discussion of getting more bids or staying with WD Yards. Decision was that WD Yards has been really good and they are the only one of many bids from a couple of years ago that would do snow removal. As contract renewal nears, we will renew this contract unless there is a dramatic change.

Executive Session: All items addressed in Consensus agenda

New Business:

Street damage repaired by City of GJ at the end of Boulder Road after a visit from Scott Beilfuss. At that time, he viewed the damage to the concrete streets within our subdivision. Jennifer attended a city council online meeting where she shared the conditions along with the flags on top of the berms on Boulder Road indicating a possible pathway. Discussion regarding an email sent to Cody Kennedy and Laurel Cole regarding RRV HOA concrete streets all needing repairs as well as the pathway that is possibly being considered to be constructed on the top of the berm. The City of Grand Junction is aware of the damages within our subdivision streets and the need for all streets to be addressed in the way of repairs. Three City Council persons are now aware of our situation and are sympathetic to our crumbling streets. It is important to note that the berm is partially owned by the HOA and the other part by the owners bordering the berm. It makes no sense to build a path that is redundant and would be incomplete in other sections. Jennifer let them know that we are concerned about the potential sidewalk

and the lack of attention to our streets.. At this point Jennifer feels we have done all we can as a board and will see where things go from here.

Trash in wash cleanup: Darren said he had a worker to go along the drainage ditch on Trail Ridge Road and pick up trash twice. After doing a walk by, it is noted that the trash items are visible in the ditch. Darren will follow up.

Dog poo in neighbors yards and barking dogs, pet waste letter/to be added to the Newsletter.

Owner directory will be compiled by Brenda pending owners consent to be in the directory.

Mounds of dirt and rocks along with trash eyesore at construction trash. Darren has had his workers straighten things out.

Umbrella Policy for insurance filled out by Jennifer and she will send to HOA Services.

Old Business: None

Action List:

Umbrella Policy to be signed and submitted by Jennifer to HOA Services. Done

Phil to contact HOA services for delinquencies regarding quarterly assessments and F/U regarding payment to Defender concrete payment for concrete repairs made.

Darren to arrange cleanup of weeds from his buyer's yard who is in Ireland and trash out of wash on Trail Ridge Road.

Brenda to arrange a directory of owners for those who want to be included.

Jennifer to get a bid from WD Yards for rabbit brush along walkways to be cut back or removed to preserve the integrity of the concrete walkways.

Brenda to complete the newsletter adding information about elections, pulling Russian Sage growing up through the seams in the sidewalks. It damages the sidewalks if left unattended.

Next Board Meeting: Oct. 8, 2025 Phil Onofrio's home at 3:30 p.m.

Adjournment: 4:35 p.m.



Balance Sheet

As of 6/30/2025, Cash Basis

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

Red Rocks Valley HOA

Assets

Current Asset

Red Rocks Valley CD Account	20,554.70
Red Rocks Valley CD Account -Road Reserve	55,632.64
Red Rocks Valley Operating Account	24,584.24
Red Rocks Valley Operating Account - Pending EFTs	606.99
Red Rocks Valley Reserve Account	37,128.68

Total Current Asset **\$138,507.25**

Total Assets

\$138,507.25

Liabilities

Current Liability

2210 Prepayments	10,025.00
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Total Current Liability **\$10,025.00**

Total Liabilities

\$10,025.00

Equity

3220 Opening Balance Equity	108,705.88
3800 Retained Earnings	12,784.04
Net Income	6,992.33

Total Equity **\$128,482.25**

Total Liabilities & Equity

\$138,507.25



Income Statement

1/1/2025 - 6/30/2025, None, Cash basis

Prepared By: HOAServices, Inc.
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Grand Junction, CO 81501

Red Rocks Valley HOA

Account	Total
Income	
4001 Association Fee Income	21,717.95
4017 Postage Reimbursement	31.10
4040 Violation Income	41.00
4090 Interest Income	1,313.12
5741 Insurance Refund	141.00
Total Income	\$23,244.17
Expense	
1740 Landscaping	
6260 Landscape Maintenance-Contract	4,986.00
Total for 1740 Landscaping	\$4,986.00
6210 Repairs & Maintenance	4,249.78
6299 Management Fees	4,644.00
7119 Office/Mailing	481.05
7440 Meeting Costs	159.51
7610 Legal	396.00
7618 Tax Preparation	250.00
7620 Federal Taxes	946.00
7621 State Taxes	136.00
Total Expense	\$16,248.34
Net Operating Income	\$6,995.83
Net Income	\$6,995.83