

2026 ANNUAL MEETING MINUTES

Orchard Valley West HOA

Monday, February 23, 2026, at 6PM; Fruita Community Center (Peach Room) 324 N Coulson St, Fruita, CO 8152. The meeting was called to order by acting board representative at 6:00PM.

In Attendance

Brian Fraser
Michael and Carla Griffin
Jami McLennan
Whitney Rink
Rosalind Daly
Rosa Sanchez
Beth Butterfield
Larry Davis
Deb Thomas
Randy Keller
Chapman Creighton
Larry Olson

Proxies

10 proxies
received.

Management

Rebekah Webb HOA
Agent

With 10 proxies received and owners from 12 units represented; quorum was achieved with the simple majority.

Introductions

Rebekah Webb introduced herself as being with HOA Services.

The Board introduced themselves.

Approval of 2025 Minutes

Motion: Jami McLennan

Second: Rosalind Daly

Discussion: No corrections or additions were requested by attendees.

Vote: Unanimous approval

Old or New Business

Old Business

- Shed Replacement Project
 - The Board reported that one bid has been received in the amount of approximately \$5,500.
 - It was agreed that obtaining additional bids is necessary to ensure competitive pricing and appropriate scope of work.

- A minimum of two additional bids will be solicited before any contract is awarded.
- Board member Jim Butterfield requested detailed project specifications to share with a potential contractor.
 - Action: Board to gather at least two additional bids and distribute specifications.
- Irrigation Valve (Mesa Area)
 - Concerns were raised regarding the condition and operation of an irrigation valve located along the mesa.
 - Discussion included possible repair versus replacement and associated costs.
 - Decision: Item tabled pending further inspection and more detailed cost analysis.
- Park Maintenance
 - The Board confirmed that replacement of wood chips in the playground and park area is scheduled for the spring season.
 - This maintenance is necessary for safety compliance and general upkeep.
 - Action: Newly elected Board will coordinate vendor scheduling and completion.
- Playground Equipment
 - The condition, safety, and longevity of current playground equipment were discussed.
 - Residents expressed interest in potential upgrades or replacements to enhance usability and safety.
 - Action: Board to research options, including cost estimates, safety standards, and potential phased improvements.

New Business

- Covenant Violations and Enforcement
 - A detailed discussion took place regarding enforcement of community covenants.
 - Homeowners expressed concerns about consistency, timeliness, and clarity of enforcement actions.
 - Suggestions included:
 - Implementing improved tracking systems for violations
 - Sending timely and clear notices to homeowners
 - Maintaining consistency across all properties
 - Action: HOAServices and Board to review and improve enforcement procedures and communication practices.
- Seasonal Maintenance Communication
 - A proposal was introduced to improve homeowner communication during peak maintenance seasons.
 - Monthly reminder emails were recommended to encourage compliance and maintain neighborhood appearance.
 - Proposed Topics:
 - Weed mitigation and control.
 - Trash and storage compliance.
 - General property upkeep
 - Community updates and reminders
 - Action: HOAServices to implement seasonal email communication plan.
- Community Mailbox Area Maintenance
 - Homeowners reported concerns regarding weeds and overall upkeep at the mailbox area.
 - The issue impacts both appearance and accessibility.
 - Action: Board to determine responsibility and arrange regular maintenance or cleanup.
- Road Condition – W. Applewood Drive
 - Significant concern was raised about road deterioration, particularly at the west end of W. Applewood Drive.
 - Discussion included safety implications and long-term repair needs.

- Action: Ken Kreie will contact the City of Grand Junction to inquire about maintenance schedules, prioritization, and potential repair timelines.
- HOA Fee Discount Proposal
 - A homeowner proposed offering reduced HOA dues for residents over the age of sixty.
 - The Board discussed potential legal and governing document limitations.
 - Action: HOAServices will verify whether such a policy is permissible under Colorado law and Association governing documents.
- Dog Waste Stations
 - A request was made to install dog waste bag stations throughout the community.
 - Discussion included cost, maintenance responsibility, and preferred locations.
 - Action: Board to review feasibility, costs, and ongoing maintenance requirements before making a decision.
- Portable Basketball Hoops
 - Concerns were raised regarding portable basketball hoops placed in streets and sidewalks.
 - These may pose safety risks and potential covenant violations.
 - Action: HOAServices will monitor and address violations through routine inspections and homeowner notifications.

Budget

- The proposed annual budget was presented and reviewed with attendees.
- Discussion included general maintenance costs, anticipated repairs, and reserve considerations.

Motion: Randy Kelleher

Second: Brian Fraiser

Vote: Approved

Outcome: The annual HOA budget was formally adopted.

Elections: 3 Members for 2 yr. terms. 5 to 9 Directors.

Jami McLennan

- Motion: Roz Daly
- Second: Mike Redecker
- Vote: Approved

Randy Kelleher

- Motion: Whitney Rink
- Second: Ken Kreie
- Vote: Approved

John Bunch

- Motion: Bernita Babb
- Second: Brian Fraiser
- Vote: Approved

Continuing Board Members

- Ken Kreie

- Deb Thomas
- Brian Fraiser
- Mike Redecker
- Jami McLennan
- Randy Kelleher
- John Bunch

Adjournment

Homeowner Comments and General Discussion

- Homeowners emphasized the importance of consistent communication from the Board.
- There was strong support for maintaining neighborhood standards and property values.
- Additional interest was expressed in community improvements, particularly playground upgrades and overall cleanliness initiatives.

With no further business to discuss, the meeting was adjourned at 7:00pm

Motion: Brian Fraiser
Second: Mike Redecker
Vote: Passed

The meeting adjourned at 7:00 pm.

Signature

Date