

2025 ANNUAL MEETING MINUTES

Red Tail Ridge HOA

October 30th, 2025; Bray Educational Center; 640 Belford Avenue Grand Junction CO 81501
The meeting was called to order by Rebekah Webb from HOA Services Inc at 3:30PM.

In Attendance

Leonard Pisciotta
Lori Parrott
Michelle Moran

Proxies

2 proxies
received.

Management

Rebekah Webb HOA
Agent
Cayce Haren HOA
Assistant Manager

ZOOM:

No one showed on Zoom

With 2 proxies received and owners from 3 units represented; quorum was Not achieved.

Introductions

Rebekah Webb introduced herself as being with HOAServices
Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:
Leonard Pisciotta, HOA President
Lori Parrott, HOA Vice President
Michelle Moran, HOA Board Member

Approval of 2024 Minutes

First motion: Leonard Pisciotta
Second motion: Michelle Moran
None opposed.
2024 minutes were approved and signed by Leonard Pisciotta.

Old or New Business

The board was invited to introduce any old or new business for discussion.

- **Water Leak Issue:**
 - Michelle provided details regarding recent water leaks. There have been two leaks.
 - The first leak resulted in water being shut off for approximately 2 hours on a Monday.
 - A subsequent leak occurred a couple of days later, resulting in a 3-hour water shutoff.
 - Michelle confirmed the leaks were related to domestic water, not irrigation water.
 - The buying break was located on e and a quarter, sorry, and a quarter, and 29 and 3 quarters.
 - City records indicate that water lines should be separated within the subdivision, but this is not the case in reality.
- **Irrigation Issues:**

- It was noted past issues with the irrigation water. It was confirmed there have been no issues with main lines.
- It was to notify the HOA if they hear of any planned work on the main lines.
- Discussion of residents contacting each other if they hear of planned water shutoffs as a common courtesy.
- **Standing Water:**
 - It was noted that an email was received regarding standing water at a homeowner's property.
 - The city and county have been contacted, but there is confusion regarding responsibility due to the subdivision being labeled as both city and county.
- **Wall/Landscaping Issues:**
 - Update on the wall between 127 and 129 Dry Creek: It looks better.
 - 2963 Great Plains Drive has been repaired. Concrete drilled and steel plates were put down about 6 to 10 feet away.
 - Discussion about cracks on main road wall have been redone.

Budget

Rebekah opened discussion to members of the community for the 2026 Budget.

- The question was asked if Redtail Ridge 2 pay their portion of the valve repair to WWCW Construction?
 - It was noted that we would have to check with accounting and follow up with the board
- Michelle Moran requested to receive the monthly financial packet by email.

The Budget is ratified by the Board and automatically approved at the Meeting unless a majority of Owners reject the Budget in accordance with the Association's Declaration, Declaration/CC&Rs, Art. 5. Section 5.04.

Motion to approve.

First: Leonard Pisciotta

Second: Michelle Moran

Budget is approved.

Elections

NO Elections this year. Term ends 2026. We will have the elections in 2026.

The board appointed Stephen Barten to the board to serve a 2-year appointment term as a board member

Adjournment

With no further business to discuss, Rebekah asked for a motion to adjourn the meeting at 3:51 pm.
 The meeting adjourned at 3:51 pm.

Signature

Date