

Meeting Notes Vintner's Farm HOA annual April 15th 2026:

1. Call meeting to order – meeting called to order April 15th at 6:34pm
2. Proof of Notice – email, mail, posted at mailbox billboard
3. Establish household count including proxies – 28 of 91 homes represented (30.7%), 23 in person, and 5 by proxy. Quorum requires 20% of homes to be present (in person or by proxy).
4. Reviewed and approved 2024 meeting minutes – approved by unanimous voice vote.
5. Reviewed fiscal year income/expenses
6. Repairs completed
 - a. Removal of graffiti/fence removal in the courtyard
 - b. \$16k in irrigation/lawn care maintenance - \$6k billed late from Deep Creek from 2024
7. Water will be turned on 4/27 and may be sparse this year – SEVERE DROUGHT CONDITIONS (Note: Water update was sent out and pump start up began 4/24/2026).
8. Water schedule; odd house numbers Mon/Wed/Fr; even Tues/Thurs/Sat 5am-10am & 5pm-10pm
9. Annual reminders to store trash bins out of sight, clean up after animals, and keep property in good repair.
10. 2025/2026 budget proposal presented - approved unanimously by voice vote
11. Using a Property Management company discussed and agreed to by unanimous voice vote. Currently a quote has been received from HOA Services. The board will look for other options and additional quotes, if available.
12. Discussed that annual HOA dues will need to be increased again next year to cover expenses and new property management company.
13. Discussed need to update covenants to be in compliance with Colorado Law. They also need to generally updated, as they were written in 2007. Will work with property management to update covenants – will try to do most of the work to save costs, but they will need legal review and to be approved by 67% of the households.
14. Big thanks to Andy, Jerry Cowley and ACC Lou and John and for all their contributions and on-going support and help.
15. Old business:
 - a. Need cracks on Moore Diamond to be repaired by city. Deborah will contact Fruita City offices.
 - b. Peaceful Valley blew leaves around and into homeowners yards. This will be addressed with Peaceful Valley
16. New business
 - a. Xeriscape options – homeowner asked if xeriscaping is allowed. It is allowed under the covenants. Covenants currently state must maintain one tree, but this can be changed in the covenant update.
 - b. Pampas grass used decoratively is spreading and destroying lawns. Will contact city to see if it can be deemed a noxious species, and can consider forbidding it in covenants.
 - c. Fountain is currently not working. Andy has volunteered to call the manufacturer. It likely needs cleaning, and will need assist from neighborhood homeowners to achieve this.
 - d. It was pointed out that a homeowner has put access to their year for an RV from K 6/10 roads. Homeowner will be contacted, and if necessary Fruita City offices will be informed.

- e. Trent, the nephew of the land owner who receives irrigation water upstream from us will be in charge of the headwaters this year. Andy has been in touch and has volunteered to be the contact person.
17. A call for nominations for new officers/board members was made. No one volunteered or was nominated. The homeowners voted unanimously by voice vote to retain the current board members (Ginny Sullivan and Deborah Hastings) for the coming year.
 18. Open forum (have all of your comments, have not had time to read them yet)
 19. Adjournment – if there is no further business, the meeting is adjourned at (what time is it currently)

Reminders:

1. Don't call PV direct unless it's for your personal maintenance/repairs
2. Water is going to be sparse this year SEVERE DROUGHT – NO watering on Sunday's – odd # houses M/W/F; even # houses T/Th/Sat
3. Properties should be properly maintained (weeds, trees, shrubs, broken down vehicles etc.)
4. Pick up after your animals on your properties and at the common areas
5. Christmas lights and outdoor décor recommended to be stored inside instead of remaining up throughout the year
6. Homeowners seeking modifications or improvements of outside features should contact this board (via email) 30 days prior to the project start date (it was mentioned one home – all City of Fruita rules and regulations apply first; then the ACC committee approval is needed)

GINNY AND DEBORAH ACTION ITEMS 2026

1. Send out annual meeting notes, budgets, and banking ledgers (included in email)
2. Send property management outline and fee explanation (included)
3. Provide time for owner's questions (2 weeks from today)
4. Deb will contact City of Fruita for street maintenance and guidance on pampas grass
5. Ginny will contact PV – ask for dates Spring and Fall cleanups, notify members; discuss blowing leaves into streets (ending up in neighbors yards); and request no water Sunday's; notify us of water on/off; and asked again to ensure no sprinklers are directly hitting neighbors fences (email sent 4/16)
6. Water announcement to be posted at mailboxes – and steal the notice idea from Wildwood
7. Deb will contact homeowners late on dues
8. Ginny will file HOA taxes

GINNY AND DEBORAH ACTION ITEMS 2025

9. Send out annual meeting notes and budgets (completed)
10. Share Peaceful Valley contract amount (completed)
11. Contact City of Fruita for graffiti and street maintenance needed (completed)
12. Get a quote for the removal of the fence in the common area (completed)
13. Check with Alpine to see if they have a Zelle option (they do not have this option)
14. Email and post at mailboxes when we know date water will be available (completed)
15. Look into the cost of some big rocks in the courtyard (too expensive right now)
16. Work to save \$4-\$5k this year for future projects (not accomplished due to higher than expected maintenance costs this fiscal year)
17. Contact homeowners late on dues (completed, all dues collected eventually)

18. File HOA taxes (completed)