The Vineyards HOA 1 @ Vista San Juan
PO Box 966, Montrose CO 81402

Saturday, March 22, 2025
Annual Meeting Final Report

Welcome to Homeowners and Board Introductions were made by President Brad Hauger. A brief synopsis of what the Board had been working on this past year was presented.

14 homeowners and all board members in attendance.

- Over the summer months the board carried out an in-depth understanding of our water usage by installing City software, Aqua Hawk, giving us the ability to watch our actual usage in real time and look for ways to reduce consumption, yet keep our turf growing.
- The board located and mapped every sprinkler and to what zone each sprinkler was designated. The mapping was developed so we can better work with our timer boxes and selectively improve watering schedules and locate broken sprinkler heads.
- The board opened up discussions with homeowners to create ways to enjoy your property with xeriscape front yards, install small patio spaces and the use of temporary fencing for animals to have outdoor space.

The overview of using xeriscape for turf reduction was presented by Vice-President Maggie McCaffery. In 2024. the City offered grant funds ($2000.00 reimbursement) towards innovative designs in reducing water through xeriscape. Brad and Maggie took the opportunity to fund water, reduction ideas and styles.

2025 Budget was presented to the homeowners for approval, and a homeowner had a question on the timing of the Annual Meeting.

- Historically the HOA annual meeting has been after the new year had begun. The budget was already in use without homeowner approval.
- The board agreed that the annual meeting should be held at an earlier date, and would hold the 2025 meeting before the end of the year.
- The budget was approved by homeowners - 13 yes and 1 abstain.

A brief overview of the City Round-about construction was presented and the traffic impacting Imogene and Arbor will go through September 2025.

HOA requirements to DORA (Colorado Dept. of Real Estate Administration) and CCIOA (Colorado Common Interest Ownership Act) have updated their legal requirements which impact on our CC&R's. It is now our responsibility to update and meet legal requirements.

Adjournment: 12PM

Respectfully submitted,
The HOA Board of Vineyards HOA 1 @Vista San Juan