



THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I · MONTROSE, COLORADO

Board Meeting Summary

May 13, 2026 · Call to Order 4:14 PM · Adjourned 7:19 PM

BOARD MEMBERS IN ATTENDANCE

President — Brad Hauger**Vice President** — Margaret McCaffrey**Landscape & Liaison** — Josh Chicon

Absent: Susan Barrientos, Treasurer. Decisions recorded here were subject to her review and approval. Three of five director seats were filled and present — a quorum under the Bylaws (Art. III, § 6). The Secretary seat was vacant.

This is a summary prepared for homeowners. Matters involving individual owners or accounts have been omitted. The complete approved minutes are retained in the Association's permanent records and are available to owners on request under C.R.S. § 38-33.3-317.

MEETING ITEMS

- Association Computer Purchase
- Rheims Court — Pit 2 Irrigation Failure
- Sprinkler System & Landscaping Contractor
- Board Vacancy & Volunteers
- Delinquent Accounts
- Common Area Deeds
- Policy Reviews

1. Association Computer Purchase

Board Decision: The board voted unanimously to approve a dedicated Association laptop at approximately \$989, subject to the Treasurer's approval. It is needed to digitize records, build administrative workflows, and clear the document backlog. Software and AI subscription costs run about \$100 per month.

2. Rheims Court — Pit 2 Irrigation Failure

Irrigation Pit 2, serving Rheims Court, has settled 8–10 inches over the decades and has likely separated a pipe near the city meter. The City has shut off the meter for this pit; the pits serving Rhine, Amador and Sonoma remain live. A temporary pump will keep the pit dry so the damage can be assessed, and City water staff will advise on repair. Groundwater from higher ground appears to be a contributing factor.

Under consideration: Because Rheims Court may be without irrigation for an extended period, the board discussed a flat monthly reimbursement of roughly \$20–\$30 to affected homeowners for watering their own landscaping, so established plantings are not lost. The amount will be set once the scope of the repair is known.

3. Sprinkler System & Landscaping Contractor

A major leak on a 3-inch main line has been repaired and will be monitored to confirm it held. Sonoma Court is close to ready; Rhine and Amador need sprinkler head replacements but show no evidence of major breaks; Rheims is on hold pending the Pit 2 repair.

Board Decision: Mowing equipment has damaged multiple sprinkler heads across several courts. The board will send an itemized count to the landscaping contractor and agreed the contractor should replace them at its own cost, including labor.

4. Board Vacancy & Volunteers

A candidate for the vacant Secretary seat has been identified and will be approached formally. Several homeowners have offered informal help with irrigation and technology; the board intends to fill the seat first, then build landscape and technology subcommittees without requiring formal board commitments.

Homeowners welcome: Any owner interested in serving on the board, or helping on a committee without joining the board, is encouraged to contact the board.

5. Delinquent Accounts

The board reviewed delinquent accounts and is proceeding with collection actions through the Association's bookkeeping service. It also identified a process, working with local title companies, to collect required owner contact information at closing.

6. Common Area Deeds

The common area greenbelts were never formally deeded from the original development entities to the Association. A surviving original partner has confirmed the transfer was always intended and offered to sign. The County confirmed that because the greenbelts appear on the recorded plats, a new deed can reference the plat rather than requiring a new survey — a significant simplification. The board is coordinating with Vineyards HOA #2, which is in the same position.

7. Policy Reviews

The board reviewed the four remaining policies and identified questions for the Association's attorney rather than adopting any of them at this meeting.

- **Business Use** — confirms owners may operate a home-based business, since Colorado law supersedes the CC&Rs on this point, while preserving the Association's authority over noise, traffic, parking and signage.
- **Nuisance** — defines nuisance noise, odors, vehicle storage and common area conduct, with a 30-day cure period and a hearing offered before any legal remedy.
- **Landscape** — owners may plant within two feet of their unit without approval; beyond that requires board approval and remains the owner's to maintain. The board has 30 days to answer an architectural request, after which it is deemed approved.
- **Security Camera** — governs Association cameras in common areas only. It does not restrict homeowners' own cameras on their own property.

What happens next: Once the attorney has reviewed them, the policies will be posted for a 30-day homeowner comment period before they take effect. Owners are encouraged to read them and send comments to the board — this is the point at which owner input shapes the final text.

TO DO

- **The board** will approach a candidate for the vacant Secretary seat and continue building landscape and technology support committees.
- **The board** will install a temporary pump in Pit 2 and meet City water staff to develop a repair plan.

- **The board** will count damaged sprinkler heads on Rhine, Amador and Sonoma Courts and send an itemized list to the landscaping contractor.
- **The board** will review the landscaping contract ahead of renewal later in the year.
- **The board** will work with the Association's attorney and a title company to prepare the common area deeds.
- **The board** will submit the four remaining policies for attorney review, then post them for a 30-day homeowner comment period.

Meeting adjourned at 7:19 PM.