



2026 Grand Valley Estates Annual Homeowner Meeting Agenda

Date: April 6, 2026 | **Time:** 6:00pm | **Location:** 218 E Aspen Ave, Fruita

- I. Call to Order & Roll Call**
 - A. Current Board:** Kristy Driver (President), Jeff Orehek (Vice President), Jeanne Baker (Treasurer)
 - II. Financial & Budgetary Report**
 - A. Financial Statement Review:** Review of Statement of Activity (P&L) and Statement of Financial Position (Balance Sheet).
 - B. Accounts Receivable:** Review of Aging Summary and past-due accounts.
 - C. New Business – 2026 Dues: [Action Item]** Vote to establish 2026 Assessment amounts based on current financial standing and projected reserves.
 - III. Elections & Committee Appointment**
 - A. Board of Directors:** Election/Re-election of Board Officers.
 - B. Architectural Review Committee (ARC):** Confirmation of current members: Dan & Jeanne Baker | Ron & Sherry Conlin Andrew & Megan Weaver | Jonathan & Amber Ladd
 - C. Point of Contact Appointments:** Irrigation Lead (Jeff Orehek).
 - D. Maintenance & Common Area Updates**
 - IV. Landscaping & Irrigation**
 - A.** Review of current Landscaping Services contract and vendor performance.
 - B. Project Review:** Upgrading landscaping fabric and rock along common area paths.
 - C. System Maintenance:** Plan for retrenching drip and sprinkler systems.
 - V. Safety & Regulatory Compliance**
 - A. SWPPPTrack Inspection:** Scheduling required inspection and coordinating necessary cleanup prior to reporting.
 - B. Structures & Amenities**
 - 1. Gazebo Evaluation:** Discussion on repair/painting vs. removal due to long-term safety/liability concerns.
 - 2. Utility Maintenance:** Scheduling the painting of the vault enclosure.
 - VI. Open Forum (Homeowner Comments)**
 - VII. Adjournment**
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