

April, 6 2026 Grand Valley Estates Annual Homeowner Meeting Recap

A. Financials

- a. Statement of Activity (P&L) and Statement of Financial Position (Balance Sheet) reviewed.
- b. The Budget was adopted to keep the expenses similar to last year with regards to irrigation and landscaping
- c. Annual Dues: Keep the dues the same as previous years, for 2026.
- d. Accounts Receivable.
 - i. \$1200 past due homeowners of previous years..
 - ii. \$2075 past due for 2025.
- e. The total past due of \$3275 is a much improved amount over previous years.
During the meeting we decided to form a committee to assist us in the collection of 100% of this debt in a timely manner.

B. 2026 Board Members Elected

- a. Kristy Driver, President
- b. John T Kelley, Vice President
- c. Jeanne Baker, Treasurer

C. Committees Members

- a. Architectural Review (ARC):
 - i. Dan and Jeanne Baker: [REDACTED]
 - ii. Andrew and Megan Weaver: [REDACTED]
[REDACTED]
 - iii. Jonathan and Amber Ladd: [REDACTED]
- b. Financial Committee (Fin):
 - i. Jeanne Baker: [REDACTED]
- c. Common Area Maintenance (CAM):
 - i. Jeanne Baker: [REDACTED]
 - ii. Jim Batchelor (picnic table options): [REDACTED]
- d. Irrigation (IC):
 - i. John T Kelley: [REDACTED]
 - ii. Robert Mayer: [REDACTED]
 - iii. Cory Jessup: [REDACTED]
 - iv. Gary Dirienzo: [REDACTED]

D. Projects Tasked by Committee

- a. Common Area Maintenance

- i. **Landscape Improvement:** Kristy Driver will get a quote to improve both sides of the walking path from Main Vault (401 Satterfield) to Fremont Ave.
 - 1. Replace irrigation drip and sprinkler system
 - 2. Replace landscape fabric and decorative rock surfaces
 - 3. Clean up under trees and bushes
 - ii. **Gazebo Maintenance:** Jeanne Baker will address this project with the assistance of Jim Batchelor
 - 1. Paint or stain gazebo
 - 2. Disposing and Replacing Picnic Table
 - iii. **Pump Enclosure Maintenance**
 - 1. Painting of the Vault Enclosure.
- b. Financial**
- i. Improve our Accounts Receivable
 - ii. Procure Estimates for Tax Return Preparation.

E. Neighborly Tips for a Better Community

a. Mindful Watering

- i. Mesa County is experiencing extreme drought conditions this season, and as irrigation users, we may see reduced water flow. By being mindful of our water use, we can help support the entire community during this time. Small changes can make a big difference—check out this helpful resource for tips: <https://www.dripinfo.com/>

b. Lawn & Tree Clippings

- i. Keeping our neighborhood clean benefits everyone. Since the City of Fruita does not collect yard debris from streets, bagging and properly disposing of lawn and tree clippings helps prevent clogged storm drains and costly cleanups. Working together on this keeps our community looking great and functioning smoothly.

c. Road Repairs

- i. Staying proactive helps keep our roads safe and well-maintained. Fruita's Public Works Department relies on residents to report areas needing repair, so sharing what you see can help move improvements forward. When multiple neighbors report concerns, it increases the likelihood of timely repairs.
 - 1. **Fruita Public Works Contact:** John Carrillo, Public Works Director Phone: 970-858-9558