Redlands 360 Homeowners Association, Inc.
Board Meeting Minutes
1-15-2026 @ 5pm
Redlands Mesa Golf Club, Grand Junction, CO

1. Board Members Present
    - Jane Quimby, President
    - Cody Humphrey, Vice President
    - Don Gravette, Secretary/Treasurer

2. Meeting Called to Order at 5:10 pm

3. New Business

    a. 2026 Budget Meeting Opened
    Discussion: Homeowner's dues will continue to be $0 for 2026. No anticipated revenue nor expenses.
    Action: The Board unanimously approved the budget. The Board closed the Budget Public Meeting.

    b. Annual Meeting Discussion Items
        i. 2024 Annual Meeting Minutes unanimously approved.
        ii. Development Overview
            a. Discussed recent acquisitions of properties adjacent to the R360 project. These parcels are in the process of being annexed into the City of Grand Junction and will be included into the ODP for R360. An ODP Amendment is currently in process for this purpose, along with modifying certain items, such as a low lighting addition that will reduce City standards to maintain a "dark sky" within the development.
            b. Discussed Builder Activity in Canyon Rim (Canyon Rim 360 Filing) and Easter Hill (Filing 1)
            c. Discussion on the status of upcoming projects and their anticipated timing for construction. This included Filings 2, 3, and 4, along with the status of the new round-about at SH340 & 23 Road.
        iii. Redlands 360 Metro District Discussion. Explained the bond issuance transaction that took place in late 2025, which included existing and future growth taking place within Districts 1 and 2. The tax bills will include the debt mill levy associated with these bonds.

Also, the individual tax bills will show Debt mill levy increases due to changes associated with State modifications to assessment rates. The Operations and Maintenance mill levy will also continue to be assessed to cover costs associated with operating and maintaining the District obligations through IGA's between the Districts and the City. Copies of the 2026 Notice of Disclosure were made available to the attendees.

4. Adjournment
    - Meeting adjourned @ approximately 6:45 pm.

Note: Approximately 25 homeowners were present. Sign-up sheets attached.