REDLANDS 360 HOMEOWNERS ASSOCIATION, INC.
2026 BUDGET RATIFICATION AND ANNUAL MEETING
OCTOBER 1, 2026

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

2. Meeting Called to Order at 5:14 pm

3. Board President opened meeting with outline of the purpose of the meeting and proof of notice.

4. New Business

    a. 2027 Budget Meeting Opened
    Discussion: No formal budget was presented due to no anticipated revenue or expenses for 2027; Homeowner's dues will continue to be $0 for 2027; However, it was discussed that with the development of the Corner @ Redlands 360 (Filing 2) townhomes, there could be an amendment later in 2027 to account for HOA costs associated with the Filing 2 services/amenities. Items such as trash collection, landscape maintenance, irrigation, and other common area fees may be initiated within the townhome community. Most of those costs will be paid solely by the homeowners of the townhomes, but all HOA members should anticipate an overall Property Management fee being implemented eventually as the overall R360 community grows. Budget Meeting was adjourned at 5:20pm.
    b. 2026 Annual Meeting Call to Order at 5:21pm. Quorum, Purpose and Proof of Notice were discussed and each were acknowledged.
    c. The 2025 Annual Meeting Minutes were unanimously approved by the Board.

    d. Reports and Discussion

        i. Overview of Metro District – Prior to the HOA meeting, an informational session regarding Metro Districts in Colorado was provided by Kristi Pollard of the Metro District Education Coalition. The presentation was very informative and appreciated by the residents that attended. Don Gravette provided a summary of the presentation with specific discussion of the R360 Metro Districts. The R360 Mill Levy status was described and explained. Copies of the current Metro District Disclosure Notice were available at the meeting.

        ii. Redlands 360 Project Update
            - Landscaping: Jane Quimby provided a summary of the current and ongoing landscape matters taking place within Canyon Rim and Easter Hill. Landscape improvements are anticipated for the existing EH common areas in Spring of 2027, but exact timing and specifics have not been determined.
                - Appreciation for the common area community resident landscaping efforts was expressed. It was noted that the President of Lennar homes recently toured Easter Hill and

expressly complimented the landscaped common area that has been created and maintained by local residents. There have been some concerns expressed about the design integration of the common areas throughout the subdivision, but attendees were overwhelmingly supportive of the current resident efforts.

- The potential for an HOA landscape advisory group was discussed; residents were encouraged to contact Jane Q if interested in participating.

- Additionally, a discussion took place regarding the stormwater drainage matters that are specifically taking place in Canyon Rim. Improvements to the common area detention pond(s) and existing drainage at the upper cul d sac will be initiated in 2027.

- Cody Humphrey provided a summary of upcoming projects within R360, including the Corner @ Redlands 360 (Filing 2) – 125 townhomes to be built by Lennar, Brothers Blvd (Filing 3) construction activity at and surrounding the newly opened internal roundabout, 4H Peaks (Filing 4) - 47 lots to be built by Goetzmann Homes and Aspen Leaf. Two future areas for development were also described: Filing 5 Patio Homes and Filing 6 Duplex Homes that are currently in the preliminary planning stages.

- Construction at 4H Peaks is currently focused on completion of utility trenching and installation, with curb/gutter/sidewalk and asphalt paving to be completed prior to December. Commencement of vertical construction is anticipated in late 2026. Further construction of Brothers Blvd to include asphalt and landscaping will occur in Spring.

- The construction activity at 23 Road and State Highway 340 was also discussed. Completion of this project will extend into 2027 due to the complexity of the construction and upcoming winter conditions, but will be phased in a manner that maintains traffic access and connectivity.

iii. HOA Policy Discussion - 2026 Policy Overview – the Board anticipates holding a special Board meeting in November to adopt changes, primarily associated with rental/leasing requirements for the HOA. This proposed policy will address short & long term leasing regulations that are not clearly defined in the current CC &Rs. A copy of the proposed policy was provided. There was overwhelming support for requiring a minimum lease term of at least 30 days. Concerns about the potential adverse impact of short-term rentals were expressed by multiple residents.

iv. Design Review Board – The DRB has a new point of contact, Suzie Reel, who was introduced. Suzie will be working initially on the home architectural reviews, but it is anticipated that she will also take on landscaping review and oversight in the future. It was pointed out that there is a Modification Form on the website that should be utilized and submitted for all modifications to properties.

v. Miscellaneous Items

a. The implementation of a new HOA specific tab on the Redlands 360 website was discussed. This tab will include access to copies of all relevant HOA documents and forms, including HOA policies, CC&Rs, design guidelines, landscape application, and modification forms.

b. Discussion touched on the higher potential for 4-wheel and motorcycle intrusion due to the road activity at R360. This exposes the site and surrounding area to curious (or fun-seeking) intrusions. Residents were encouraged to assist in monitoring activity and reporting matters to the Board. The Brothers Blvd new road access is expected to be opened up to through traffic in the first half of 2027.

c. The recent passage of the Dark Sky provisions of the Outline Development Plan for Redlands 360 was highlighted. Residents were requested to be cognizant of the impact of their interior and exterior lighting, which should be minimized as much as possible. Neighbors were encouraged to limit any non-essential lighting to help achieve Dark Sky conditions. 4H Peaks and future filings will have the benefit of the new provision. Jane Q will investigate the possibility of screening existing street lights at Easter Hill to minimize the current (bright) lighting conditions.

d. Issues regarding off-leash dogs, barking dogs and dog poop in the common areas were discussed. Residents were reminded there is a leash law within the City of Grand Junction, and excessive barking is also prohibited by City ordinance. Residents were encouraged to <u>be diligent about picking up after their dogs and being considerate of their neighbors</u>. It was acknowledged that many of the off-leash and poop pick-up violations are by non-residents of Redlands 360.

e. Residents were reminded of the R360 community “First Friday” barbecue being sponsored by the developer at Easter Hill on October 2nd. All residents were encouraged to attend !

5. Adjournment – Meeting was adjourned at 6:54 pm