

Knolls Master Association  
**DRAFT COPT --Board Meeting Minutes—DRAFT COPY**

September 4, 2025 @ 5:30 pm  
2310 Autumn Ash and Virtual

**Members Present:** Don Gutentag, President; Randy Miller, Vice President; Ron Makela, Treasurer; Jeanne Reporter, Secretary; Andy Mohler, At-large; Christine Sartoris, Community Association Manager (Virtual attendee).

**Committee Members Present:** Stephanie Myers, Covenant Task Force

**1. Budget Discussion and Adoption:** 2026 Draft Budget Presentation – Ron Makela, Treasurer. Highlighted areas of and board actions:

- Increase of \$100 from \$850.00 in 2025 to \$950 for 2026.
- New item under utilities (GVWUA \$50.00 end user assessment); This accounts for half of our increase.
- No contribution to pond dredging liability account. Further contributions could reduce the operating account balance below the desired minimum. We have \$13,000 in a reserve account for pond dredging, plus \$6,000 in our liability account.
- New item under special projects for 2026: Reserve Study \$3500.
- New item under professional fees (Income tax) due to the new Premier Asset Account, which we opened in 2025. So far, we have earned about \$685.00 in our new interest-bearing account.
- Ron presented the bid for Thompsons Enterprises LLC for spring start-up and winterization of the aerator (fountain) in pond 2 for \$425.00 per year. The aerator was purchased from Thompson's, which originally installed it. They also repaired it this summer. We currently pay Bookcliff Gardens \$170 a year to set it up in the spring and remove it from pond 2 in the winter.
- This is a shared cost. Knolls Board voted to approve the contract. The Knolls will execute it once Thompson's estimate is approved by both boards.
- Ron has asked Bookcliff Landscaping to amend the Knolls contract, removing any further charges for the aerator, and asked to receive it today.
- If there is no room in the pumphouse to store the fountain during the winter, Thompsons will store it at their warehouse. The fountain is an expensive piece of equipment and requires indoor storage.
- The board unanimously approved the 2026 Budget.

**2. Declaration Document Review**

- **Overview.** The meeting focused on reviewing proposed changes to the CCR&Es (Covenants, Conditions, Restrictions and Easements) document (also known as the Declarations). Stephanie explained that she had compiled a detailed list of changes rather than creating a full redline to make it easier to track modifications. They discussed several key changes, including the deletion of Articles 11 and 13, which dealt with declarant rights, and the addition of a definition for accessory dwelling units. The group also reviewed some information sheets on lighting, accessory dwelling units, and generators. Stephanie planned to review the CCR&Es section by section and discuss any highlighted changes with the group.
- **Trailers and Campers/ Parking Restrictions.** There was a consensus to remove references to grandfathering specific properties, deciding to either allow or prohibit all such parking consistently across the community. The group also discussed a legal compliance issue raised by the attorney, and decided to follow her advice without further argument. The group reviewed specific sections of the CCR&Es, including paragraph 7.5, which confirms that public streets are no longer subject to their regulations. The group discussed removing language that previously allowed certain filings (1 and 2) to park trailers, campers, and boats behind fences in side yards. The new rule will prohibit these vehicles unless stored in enclosed garages.
- **Neighborhood Truck Parking Policy.** The group discussed parking restrictions for trucks in the neighborhood, focusing on vehicle size classification and enforcement challenges. The board decided to remove the specific truck-size restrictions from the CC&Rs because they couldn't be effectively enforced

and would likely cause more problems than solutions, given that many residents already have larger trucks that don't fit in standard garages. The group agreed that encouraging residents to park vehicles in enclosed garages or on driveways rather than on streets would be more practical. However, this would need to be communicated through other means rather than formal CC&R restrictions.

- **Community Signage Regulation Discussion.** Discussion regarding signage regulations for the community, focusing on balancing freedom of speech with reasonable restrictions. It was explained that while they cannot regulate sign content, they can limit size, quantity, and duration, and that policies serve as a flexible mechanism to adapt to changing laws. The group decided to include basic restrictions against commercial signs in the CCR&Es while referring to policies and procedures for specific details, allowing flexibility as state laws change.
- **Exterior Color Approval System Review.** The group discussed implementing a color-spectrum approval system in which the Architectural Control Committee (ACC) would maintain a palette of approved colors, focusing on "warm earth tones." The CCR&Es should state that the ACC must approve all exterior residence colors (except repainting to the original colors). In contrast, specific color guidelines will be maintained in policies and procedures to facilitate updates. They decided to let the ACC develop a particular spectrum of color or guidelines to avoid future disputes over color choices
- **Exterior Lighting Regulation Discussion.** The discussion of lighting regulations noted that rules must be content-neutral and cannot discriminate based on religion/religious holidays. The group discussed regulations on exterior lighting, particularly the challenge of defining "generally recognized holidays" and the limitations of restricting permanent lighting installations. The group agreed to continue discussions on how to address permanent lighting installations and the brightness of security lights, with the suggestion to research lumens as a potential policy-regulated solution. The group struggled with language regarding permanent exterior lighting installations, particularly LED lighting that outlines homes. The group considered focusing on brightness (lumens) or requiring downward-pointing fixtures for security lights to minimize neighbor impact.
- **Grand Junction ADU Regulation Discussion.** Stephanie presented research on ADU regulations, noting that state law prevents HOAs from prohibiting them entirely. The proposed CCR&Es language requires ADUs to be aesthetically consistent with the primary dwelling, include facilities for living, sleeping, eating, cooking, and sanitation, and comply with City of Grand Junction requirements. It was noted that city lot size restrictions will likely prevent most ADU proposals in their neighborhood. The group agreed that ADUs must comply with both city and state requirements, and cannot be used for short-term rentals or require special parking accommodations.
- **Generator Policies.** The next topic focused on discussing generator policies and approval processes for the community. It was emphasized that the importance of generators for residents with medical conditions suggests they are here to stay. The group agreed to keep the yellow-highlighted rules for generators. The board agreed to include basic generator regulations in the CCR&Es while leaving specific details to the ACC policies.
- **Document Changes and Legal Requirements.** Stephanie discussed changes to a document, specifically regarding percentage requirements that the attorney had identified but could not source from their official records. They agreed to remove these unverified changes unless the attorney could provide documentation supporting the 100% and 80% requirements. However, both Christine and Stephanie confirmed that the current Colorado law requires only 67% for CCR&Es amendments. There is also a need to clarify the definition of "permanent" and the exterior lighting requirements at their next meeting.

- **Next Steps:**

- Stephanie: Finalize the CCR&Es document changes based on the discussions
- Stephanie: Update the CCR&Es document numbering after removing Articles 11 and 13
- Stephanie: Ensure the definition of accessory dwelling unit is appropriately included in the final CCR&Es document
- Stephanie: Incorporate the Knolls Master Association information and shared cost agreement details in paragraph 4.1
- Stephanie: Maintain the paragraph in section 7.5 about public street usage as advised by Shelly Legal
- Stephanie: Update the CCR&Es document by removing the truck weight restriction language from section 7.5
- Stephanie: Finalize the "Explanation of the Proposed Second Amended" document by removing color coding for the final version
- Christine: To check email regarding property sale

### **3. New Business – Landscape Request**

The board discussed a homeowner's request regarding xeriscaping. The board needs to develop clear aesthetic guidelines for xeriscaping and address recent changes in the law regarding vegetable gardens, potentially in front yards. They have 30 days to respond to the current request and may extend it for another 30 days if needed. The group agreed to schedule a follow-up meeting to review the CCR&Es and ensure that the guidelines are enforceable. They suggested finding an evening meeting after September 10<sup>th</sup>.

### **4. Final Adjournment.** With no further business to discuss, the meeting adjourned at 7:50 p.m.