

The Knolls Master Association, Inc  
**Annual Meeting Minutes**  
**Monday, November 3, 2025, at 6:30 p.m.**

First Presbyterian Church Room E-11 Corner of 27 1/2 Road & Cortland Grand Junction

Secretary Jeanne Reporter opened the meeting by introducing the Board members: Don Gutentag, President; Randy Miller, Vice President; Andy Moler, Member at Large; and Ron Makela, Treasurer.

A Quorum of 20% attendance was achieved with 25 in person and 6 represented by proxies.

The 2024 Minutes were approved with edits.

### **Treasurers Report**

Treasurer Ron Makela explained the Grand Valley Water Users Association's (GVWUA) new fee increase of \$50.00 per door plus \$50.00 for the Association. He reported the budget reflects an increase of \$100.00. The new annual dues for 2026 are \$950.00, or \$79.16 dollars per month. The increase includes the GWVUA increase plus an increase in insurance and additional funding for a Capital Reserve Study, culvert clean out, and other needed maintenance such as cattail removal in the ponds and aerator repairs.

Ron Makela reported that he has already received two bids for the Capital Reserve Study and expects to receive at least one more.

Ron Makela also explained the shared costs with Ravenna Hills for irrigation, common area maintenance, and landscaping. The split between the two associations is 72% for the Knolls and 28% for Ravenna Hills. It is based on the number of homes in each: Knolls - 104 homes; Ravenna Hills - 41 homes.

A Shared Cost Agreement was approved by the boards of each HOA and is recorded with the Mesa County Clerk of Courts. This was the culmination of many owners' involvement in both HOAs over three years. Future Boards will use this to instruct their budgeting process. It is posted on the Knolls Master Association website.

New this year, the reserve funds were put into a money market account. So far, the investment has earned approximately \$1800.

The budget for fiscal year 2026 was adopted by the Board and presented to the membership pursuant to CCIOA §38-33.3-303(4)(a) and the Association's governing documents. Because there was not sixty-seven percent (67%) of members voting in person or by proxy to reject the budget, the 2026 Budget is deemed ratified.

### **Old Business**

- Some dead trees were removed in the common areas and replaced.
- Fence painting is in progress currently along Cortland Ave.
- Requested from the owners was someone to head up the nature area clean-up for fire mitigation.
- Don Gutentag and Ken Storck were recognized for volunteering their time to remove dead trees and debris.
- The pumps were repaired this spring before irrigation started up in April.
- Don Gutentag has been attending to all irrigation and landscaping issues for the Association.

### **New Business**

- The Architectural Control Committee has a form online for owners to request changes to the exterior of their home or landscaping. Email the form to CIC Management Solutions, and the committee will review the request.

- More volunteers are needed for this committee to promptly respond to owner requests.
- Request for a Secretary. The current Secretary is retiring.
- Request for a nominating committee to find a secretary.

**Request to approve the proposed Amended and Restated CCRS**

- Mailed in October was a request to adopt the proposed revised and restated Declaration of Covenants, Conditions, Restrictions, and Easements of the Knolls Master Association, which are vital in keeping our community legally compliant and well-governed.
- Stephanie Myer drafted the document, with legal counsel oversight, saving the Association thousands of dollars.
- Stephanie answered members' questions taken from the floor.

**Open Forum for Owners**

- Cattails need to be removed. Don Gutentag responded that the only effective removal process is to have each cattail pulled from the roots. We have been looking for a company to remove them. Bookcliff Landscaping has been cutting them down, which is not a solution, and chemical treatment might be used as a last resort.

**Meeting adjourned at 7:45 p.m.**

Respectfully Submitted  
Jeanne Reporter, Secretary