

Rainbow Ridge Estates Annual Meeting Minutes
September 20, 2025

Call to order 3:04 pm

Introduction of current board; invitation to join AR team (one opening)

Motion/2nd to affirm 2025-26 board:

Terry Merritt, President

Amy Okubo, VP

Julie Orbanosky, Treasurer

Peggy Richard, Secretary

Jason Bickler, Grounds director

Tim Laughlin, Daniel Biran, Mike Allison (filling open position) -Architectural Review Team

Welcome new neighbors! Roberta Gantz (1312 Jade Lane)

Ron & Barbara Lafaive (1313 Jade Lane)

Chris & Laura Vargo (1413 Onyx Circle)

Annual Budget Review presented by Julie Orbanosky

motion/2nd to approve

- 2026 annual dues will increase to \$500.00
- Late payments will be charged a monthly \$10.00 late fee and assessed an 18% per annum interest fee beginning 30 days after the due date.

New Issues/projects/community policies

- New Architectural Change Request form on HOA website to be used for Exterior paint color changes, solar panels, changes to landscaping on any side, pool additions or removals, any exterior change to property/home
- Several homes participated in Rainbow Ridge/Creekside garage sale in 2025. It was decided RRE will again participate in 2026.
- Yard of the Month Contest will begin in 2026 for the months of May, June, July August, and September. Each monthly winner will receive \$50 gift card to Flower Bin or Downtown Longmont. Board members are not eligible to win.

Open Forum:

Discussion of budget items, design guidelines, xeriscaping, fines, tree removal from 9/3, role of open position of AR team, and making sure board has updated email addresses.

Adjournment followed by neighborhood picnic.