



ANNUAL MEETING MINUTES

MESA RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION

TO BE HELD ON WEDNESDAY, MARCH 26TH, 2025, AT 5 P.M.

IN PERSON AT THE
GRAND VALLEY FIRE PROTECTION DISTRICT

AGENDA

1. **Call to Order** The meeting was called to order at 5:07pm by Bob Johnson of Integrated Mtn Management (IMM).
2. **Verification of a Quorum** A quorum was verified with over 20% of the membership present either in person or by proxy. The Budget Ratification and Annual Meeting were combined. Also present were Bob Johnson and Danielle Smith of IMM.
3. **Approval of 2024 Meeting Minutes** Lynn motioned to approve the Annual Meeting Minutes from 2024. Dan seconded the motion; all were in favor.
4. **2025 Budget & Financial Review** Bob Johnson presented the financials as of 12/31/24. The Operating account has a balance of \$12,428.69, the Reserve account has \$30,469.58 and the CD account has a balance of \$64,039.34. Bob reviewed the Budget Comparison and explained IMM's format for financials.
5. **2025 Budget Ratification** \$78,000 to go into Reserves in 2025, without projects. Dues to increase to \$1202.20 per Quarter. Budget ratified by lack of veto.
6. **Additional Business**
 - a. **2024 Project Recap** Major expenses in 2024 were roof repairs, lawns, waterproofing and landscaping.
 - b. **2025 Projects** Plans for 2025 include Excavation, common area concrete (driveways) and some siding. Bob reminded the community to bring any maintenance issues that are an HOA responsibility to IMM's attention as soon as they are discovered.
 - **Community Clean Up** Considering doing this in May, second weekend, Saturday the 10th, the 24th as a backup date. Dani W. taking the lead on this, she will send flyer to IMM to email to membership. Cleaning out weeds,



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leaves, trash, etc. One member mentioned that Battlement Mesa will be having a cleanup day on April 26th, 2025.

c. Corporate Transparency Act These requirements have been suspended; this is not required of the Board as of now.

7. Board Member Elections With no members that came forward to run for the Board of Directors, Cyndi and Andrea re-voted in by acclimation. The current Board of Directors are Andrea Dazzi (2028), Dani Wesolowski (2026), Joannie Hollerbach-Campbell (2027), John Brogan (2026), Cyndi Powers (2028).

8. Adjourn 6:12pm.

Executed by Integrated Mountain Management on behalf of the Mesa Ridge Townhome Board of Directors.

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