

ROARING FORK MANOR

HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

Friday, July 26, 2019, 3:00 P.M.

Location: Integrated Mountain Building

1001 Grand Ave., Glenwood Springs, CO 81601

MEETING MINUTES

(Approved 10/5/2020)

- **Call to Order:** The meeting was called to order at 3:06pm by Bob Johnson representing Integrated Mountain Management. Also present from IMM was Doretta Reuss.
- **Verify Quorum Present and/or by Proxy:** A quorum was verified.
- **Introductions:** Homeowners present introduced themselves, and Bob introduced himself and Doretta to homeowners also.
- **Approve minutes of the 6/15/2018 annual meeting:** Jeremy Joslin motions, David Turtle seconds, all in favor to approve.
- **Financial Report:**
 - **Financials Review:** Bob reviewed the financials as of 05/31/2019 and reported that \$5,721.20 was in the Operating Account and \$112,904.17 was in the Reserve Account. It was also noted that according to the Budget Comparison Report, income and expenses match.
 - **Review and Approval of the 2019/2020 Budget:** Bob told the membership that there will be no increase to assessments and their fiscal year starts in June.
- **Project Review**
 - **Landscaping project:** An extensive landscape project in front of the building was done where junipers were removed and new vegetation was planted that included perennials and grasses. A

bit more work will be done to get rid of the weeds, add a retaining ties and add additional plants, and a couple trees.

- **Future project discussion:** May include items such as:
 - Building painting and color change
 - Parking area resurfacing
 - Adding gutters around garages.
 - Possible relocation of water lines
 - Tree maintenance and removal along the river
- **Any Additional Business:** Unit 10 is asking for the association to investigate moving the main line located in their unit. This is the case with all three bottom floor units. Jeremy was going to investigate options.
- **Election of Board Officers:** Current Board consists of Phyllis Joslin, Jeremy Joslin, Dan Vedder and Frank Johnson. Dan may retire which would create one open position.
- **Adjournment:** 3:40 pm