

ROARING FORK MANOR

HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS

Monday, October 5, 2020, 1:00 P.M.
Zoom

Meeting Minutes (Approved 11/3/2021)

- Call to Order: The meeting was called to order by Doretta Reuss representing Integrated Mountain Management. Also present from IMM was Bob Johnson.
- Verify Quorum Present and/or by Proxy: A quorum was verified as half of the membership was represented.
- Bob tells the membership that since a quorum was verified, the budget ratification will be done during the annual meeting.
- Approve minutes of the 2019 annual meeting: Phyllis Joslin motions, Jeremy Joslin seconds, all in favor to approve.
- Financial Report:
 - Financials Review: Bob reviews the financials as of 08/31/2020 and reports that there is a balance in the Operating Account of \$9,968.11, and a balance in the Reserve Account of \$139,445.45.
 - Review and Approval of the 2020/2021 Budget: it is noted by Bob that there will be no change to assessments and the budget is approved.
- Project Review
 - Landscaping project: It was reported that trees were removed and replanted. There is a request from the membership to obtain a landscape design to upgrade the curb appeal.
 - Parking lot: Jeremy reports that he has obtained a bid from Lions Construction to upgrade the parking area. This would include removal of all existing asphalt, haul it away and relay 3 inches of new asphalt. Jeremy motions, Phyllis seconds, everyone was in favor of this future project. Schedule to be determined.
 - Paint: On hold until spring, to be considered as a future project.
 - Gutters: drainage above the garage, and how to prevent runoff.
 - Future project discussion: It was determined there is no need to replace the roof as of now, but some regular maintenance should be done to prolong the life of the roof.
- Any Additional Business: It was noted that the Association pays for cable and internet basic service, any additional services are owners responsibility.
- Declaration proposal for amendment:
 - We are discussing a Declaration rewrite, this will ultimately require a vote of the membership. We will move forward and get a scope and cost for the Declarations to be amended by the attorney.
- Election of Board Officers: Jeremy Joslin remains on the Board, along with Frank Johnson, and Phyllis Joslin, Shane Evans joins the Board as a new member.
- Adjournment: 2:30 pm