

VICTORIA SQUARE HOMEOWNERS ASSOCIATION ANNUAL MEETING OF THE MEMBERS

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81601

970-945-7653
bob.johnson@integratedmtn.com
doretta.reuss@integratedmtn.com

ANNUAL MEETING OF THE MEMBERS

Held on Saturday, January 7 th , 2023, at 10:00 AM MST Via Zoom Conferencing
--

ANNUAL MEETING MINUTES

(Approved)

- I. **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 10:10am. Also present from IMM was Doretta Reuss.
- II. **Verification of a Quorum:** A quorum was verified.
- III. **Approval of 2022 Annual Meeting Minutes:** Peter Mangone motioned, Frank Travis seconds, all in favor to approve.
- IV. **Financial Review:** Bob reviewed the financials as of 11/30/22, and reported a balance in the Operating account of \$4,437.40, and a balance in the reserve account of \$10,769.42. Bob states that income is pacing on budget, and the association is under in expenses, and currently income is over expense for the year.
 - a. **2023 Budget:** The 2023 budget was presented with no change to assessments.
- V. **Additional Business:** Peter asks about gutter cleaning to be done every year, this would be at owners expense, we will provide a cost, send a notice to the membership and ask that they sign up if they would like this service. Bob mentions that the city of Aspen is now requiring a form to be signed to allow short term rentals. The Board needs to approve this, and The Declarations state that there are no home businesses allowed. The Board agrees no short term rentals are permitted within the Association. The Board suggests that we poll the membership to get opinions.

*Executed by Integrated Mountain Management,
Community Association Manager of Victoria Square Homeowners Association.*

VI. **Board Election (3 positions- 1 year-terms):** The current board remains in place, Peter Mangone, Frank
Travis **Adjourn:** 10:41 am