

OAK MEADOWS RANCH HOMEOWNERS ASSOCIATION

Integrated Mountain Management
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EXECUTIVE BOARD MEETING MINUTES

Thursday, February 16, 2023, at 5:30 PM
Via Zoom Conferencing

- I. **Call to Order** Sam Engen from Integrated Mountain Management (IMM) called the meeting to order at 5:32 pm.
- II. **Verification of a Quorum** A quorum was verified with the following Board members present: Tobie Powell, Tracy Stanfield, Emil Cima, Josh Taylor, Ken Neubecker, and Tillman Holloway. Bob Johnson and Haley Markward were also present as IMM representatives.
- III. **Homeowners Open Forum** The ice conditions were brought before the Board and Sam stated that she would have a crew out to the community to do ice and slush clean up.
- IV. **Approval of Prior Meeting Minutes 12/20/22** The prior minutes were reviewed, and Tracy made a motion to approve the minutes as presented, seconded by Emil. All were in favor and the **motion** passed. The minutes will be posted to the website at <https://www.integratedmountain.com/omrhoa>
- V. **Financial Review and Approve 2023/2024 Budget** Sam reviewed the Association's recent financials as of 01/31/2023 and reported that YTD we are income over expense with 3 months to go in the fiscal year. Financials will be sent out to the membership with the Annual Meeting notice. Sam reviewed the 2023/2024 budget and reported an increase to the Legal category for all Filings due to the Amended and Restated process for governing documents. The Association will continue to save for the painting of the townhomes. Tobie and Tillman were successful in getting a lower cost for trash service in F3. Tracy Stanfield made a **motion** to approve the budget with an overall monthly increase of assessments as follows: \$2 for the townhomes, \$1 for F4 and no increase for F3. This motion was seconded by Tobie Powell, and all were in favor. The motion passed.
- VI. **Project Discussion**
 - a. **A&R Declaration Update** The Board unanimously agreed that the Member Meeting Quorum should be 20% which is equivalent to CCIOA's suggestion. The revisions will be sent to the attorneys to review and draft the documents which will be emailed out to the membership prior to the Annual Meeting. Throughout the summer, Special Member meetings will be held to discuss and receive feedback from the membership on the drafted documents.
 - b. **Entrance Signs Cleaned up and Repaired** IMM will add this to the Landscaping scope.
- VII. **Additional Business**
 - a. **Schedule Annual Meeting** Thursday 4/13/23 at 5:30 pm at the Glenwood Springs Library with a Zoom option.
 - b. Send a reminder email to membership to pick up packages as they arrive if possible.
- VIII. **Adjourn** at 6:46 pm