

# DAKOTA MEADOWS

## ANNUAL HOMEOWNERS MEETING

---

Integrated Mountain Management  
1001 Grand Avenue  
Glenwood Springs, Colorado 81601

970 945-7653 (phone)  
Bob Johnson  
[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)

### ANNUAL MEETING MINUTES

November 12, 2024, 6:00 p.m. Via Zoom Conferencing
---

- I. **Call to Order** Bob Johnson from Integrated Mountain Management called the Meeting to order at 6:09 p.m.
- II. **Verification of a Quorum**  
To reach a quorum 26 of 50 homeowners need to be present. A quorum was not verified as only 21 members were present including proxies. The members in attendance agreed to proceed with the meeting to discuss items on the agenda, no action was taken.
- III. **Approval of 2023 Annual Meeting Minutes**  
The members that were present approved the 2023 Minutes as presented.
- IV. **Financial Review**  
Bob Johnson presented the Financials as of 9/30/24. There was \$39,554 in the operating account and \$167,001 in the reserve accounts. Expense is over income by \$241,351 due to landscaping, and mainly the ongoing roofing project. Budget was discussed, with no change to dues \$127,000 will be added to reserves next year. However, the roofing project, tree proposal and painting costs will again lead to higher expenses over income. Proposed dues increase from \$450 to \$500 a month which will add an additional \$26,000 to reserves. Budget was approved but without a quorum present it will be sent to the Board for final approval.
- V. **Additional Business / Education**
  - a. **Roof Replacement-** Discussion was held around past reserve study and getting a new reserve analysis done particularly regarding the roof project and associated future projected costs. Storm King proposal for 2025 will be reviewed and IMM will send it to the Board for approval.

- b. **Collection Policies** Bob educated the members on Colorado state regulation on 9 Policies and Procedures as well as 2024 Collection Policy. IMM will work on getting the updated policies to remain in compliance with state law, and once received will send them to the president of the HOA to sign them.
- c. **Board Registration** As of January 1<sup>st</sup>, CTA requires all board members to be registered. IMM will be sending instructions on this process.

**VI. Board Election (2 Positions 3-year terms)**

Matt Lamm will automatically renew due to a lack of quorum. Current Board Members will remain: Jeff Watkins (2026), Mike Pagan (2025), Matt Lamm (2027), Ryan Austin (2025), and Ava Kennedy (2026).

**VII. Adjourn at 7:25 p.m.**