

# FOX RUN MEADOWS HOMEOWNERS ASSOCIATION

## ANNUAL MEETING OF THE MEMBERS

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Integrated Mountain Management  
1001 Grand Ave

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### ANNUAL MEETING MINUTES (APPROVED)

Thursday, December 12th, 2024, at 3:00 PM  
Via Zoom Conferencing

- I. **Call to Order** Bob Johnson from Integrated Mountain Management called the meeting to order at 3:03 pm.
- II. **Verification of a Quorum** A quorum (33 1/3%) was verified with 14 lot owners present either in person or by proxy. Due to an established quorum, the Budget Ratification meeting was combined with the Annual Meeting. Also present were Bob Johnson, Katarina Bohlin, and John Gary of IMM.
- III. **Approval of 2023 Annual Meeting Minutes** The 2023 Annual Meeting Minutes were reviewed, and Cathy Jacquemin moved to approve the minutes as presented, seconded by Alan Caniglia. The motion passed unanimously.
- IV. **2024 Financial Review** Bob reviewed the financial statement as of 9/30/24 and reported a balance of \$29,320 in the Operating account and the Reserve account had \$105,074. Bob then reviewed the Budget Comparison statement; income is on pace to be over \$23,000 due to tap fees and expenses are \$11,000 over due to major capital work.
- V. **2025 Budget Review and Ratification** Bob reviewed the 2025 Budget with the membership. The board will continue to focus on additional funding for the Reserve account. The budget was ratified by a lack of veto. There was no comment from membership.
- VI. **Additional Business / Education**
  - a) **Transparency Act** No changes as of now due to litigation, IMM will send out an email elaborating on the transparency act.
  - b) **Re-piping Pump house** Pump house will be re-piped from reserve funds, during this time domestic water will be off for 24 hours. Well water should be enough to cover water usage during this time.
  - c) **Backflow Testing** Backflow tests will be conducted during August 2025, testing reports will be collected by IMM.
- VII. **Board Election (2 position, 3-year term)** Alan Caniglia motioned for Cathy Jacquemin and Alan Feldman to be re-elected. Libby Nelson seconded this motion, all were in favor. The Board of Directors is Cathy Jacquemin (2027), Chad Jewell (2025), Alan Feldman (2027), Libby Nelson (2026), and Alan Caniglia (2026).
- VIII. **Adjourn** at 3:21 pm.