



ANNUAL MEETING MINUTES (Approved)

COLORADO PLAZA I UNIT OWNERS ASSOCIATION

THURSDAY, August 8th, 2024, at 5:00 PM by ZOOM

1. **Call to Order** Bob Johnson called the meeting to order at 5:02 PM.
2. **Verification of a Quorum** a quorum was verified with a majority of the members present. Also in attendance was Bob Johnson, Haley Markwood, and Danielle Smith from Integrated Mountain Management. The Budget Ratification meeting will be combined with the Annual meeting.
3. **Approval of Prior Meeting Minutes** Carolyn Strautman motioned to approve the 2023 Annual Meeting Minutes. Seconded by Harvey Sheldon. All in favor. The approved minutes will be added to the website.
4. **Financial Review** Bob Johnson reviewed the financial status of the Association. He reported a balance of \$42,698.63 in the Operating account, and \$6,992.83 in the Reserve account. The expense over income is related to the increase in trash rate and a timing variance with gas charges. The trash contribution income from CPIII and CPII will not materialize since we changed the trash agreement.
2025 Budget Review There was much discussion on raising monthly assessments to contribute more to the Reserve account. The members approved an increase of 10% as presented in the proposed budget by a lack of veto. The budget will go into effect January 1st, 2025.
5. **Discussion and Action Items**
 - a. **2025 Potential Projects**
 - Replace the carpet and work with Carolyn and Harvey on color options and replace the keypad/call box on the East door.
 - Gas meters are not reading properly. Each owner is responsible for the cost to repair or replace the meters. IMM to coordinate repairs and maintenance.
6. **Additional Business** The Association's Collection policy will need to be updated with recent changes to state law. There was some concern about vehicles being stored in the parking lot, the possible need for cameras in the stairwells, and too many people living in a certain unit.
7. **Adjourn** at 5:51 PM.

Executed by Integrated Mountain Management on behalf of the Colorado Plaza I Membership.

Haley Markwood

Community Association Assistant

970-930-6341

Haley.markwood@integratedmtn.com

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com