



ANNUAL MEETING MINUTES

(Approved 8/14/25)

VILLAGE GREEN CONDOMINIUM ASSOCIATION TO BE HELD ON MONDAY, AUGUST 19, 2024, AT 5PM VIA ZOOM

1. **Call to Order** The meeting was called to order at 5:02pm by Bob Johnson.
2. **Quorum** A quorum was established with 5 units present. Quorum is $\frac{1}{4}$ of the members represented in person or by proxy. Also present were Bob Johnson and Katarina Bohlin from IMM.
3. **Approval of 2023 Annual Meeting Minutes** Cotton motioned to approve prior meeting minutes, and Jon seconded, all were in favor and the Motion was approved.
4. **2025 Budget & Financial Review** Bob reported, as of June 30th, 2024, there was \$25,928.10 in Operating accounts and \$17,133.55 in Reserves, totaling \$43,061.65 of available cash. Jon and Cotton stated they see no need for a Special Assessment. All agreed. A motion to increase assessments from \$350 to \$375 was motioned by Cotton, Angelique seconded. Motion was carried. IMM will send an email notifying the membership.
5. **Additional Business / Education**
 - IMM will reach out to Mountain Waste regarding charge for new dumpster, if there is any. Members would also like a handle on the dumpster, as it is hard to lift, IMM will discuss with Mountain Waste.
 - IMM will contact Aspen Tree Company to visit the property to poison and/or cut down the tree near unit 29. The tree in front of unit 293 needs to be removed and/or trimmed.
 - Angelique will provide IMM with more information on cracking concrete to consider repair options.
 - IMM will schedule a walk-through date with Board Member Angelique to review a list of items that need to be addressed within Village Green.
 - 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.
6. **Board Member Elections** Angelique Grifford will serve the Board again (2027). The other Board members are Cotton Koehler's (2025) and John Flacke (2026).
7. **Adjourn** Meeting adjourned at 5:37pm.