



## ANNUAL MEETING MINUTES

---

### MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, AUGUST 26, 2024, AT 6:00 PM  
AT THE SNOWMASS CHAPEL AND VIA ZOOM  
5307 Owl Creek Rd, Snowmass Village, CO 81615

---

1. **Call to Order** the meeting was called to order by Bob Johnson at 6:07 p.m.
2. **Verification of a Quorum** a quorum was not verified with less than 51% of the membership present. In total, 15 units were represented either in person or by proxy along with Haley Markward and Bob Johnson of Integrated Mountain Management. Integrated Mountain Management was introduced as the new managing agent as of 5/1/24 with service divisions to provide for the accounting, customer service, management, and optional maintenance services.
3. **Approval of Prior Member Meeting Minutes** The 8/28/23 meeting minutes were reviewed and approved by those present.
4. **Financial Review** Bob Johnson informed the members that the Association operates on a fiscal budget. He presented financial statements as of 6/30/2024 and reported a balance of \$56,338 in the Operating account, \$189,162 in the Reserve account, \$123,162 in the Special Assessment account, and \$754,000 in the Wells Fargo account. Year to date, the Association was income over expense by \$26,517.
5. **Discussion and Action Items**
  - a. **Recap of 2023/2024 Projects** The Association took on the following projects: seal coat and striping, began a phased painting project, tree maintenance, initiated a short-term rental program and updated the rules, decks, walkway assessments, and hired a new HOA management company.
  - b. **2025 Project Options** Bike racks were discussed along with making sure we stay on top of parking lot conditions and preventative maintenance.
6. **Additional Business**
  - **Education** The Association's Collection policy will need to be updated with recent changes to state laws. The updated policy will be posted to the website once signed.



## ANNUAL MEETING MINUTES

---

**7. Board Election** All 5 positions were available, however without a quorum, an election could not be held. No volunteers expressed interest in running for the Board and so the current Board members will remain. Biege Jones, Lance Clarke, Joseph Glick, Mike Potter, and Gerry Schwartz.

**8. Adjourn** at 6:48 p.m.

---

*Executed by Integrated Mountain Management on behalf of the Meadow Ranch Board of Directors.*

**Lindsay Rosenfeld**

Quality Assurance Coordinator  
970-930-6259

[Lindsay.rosenfeld@integratedmtn.com](mailto:Lindsay.rosenfeld@integratedmtn.com)

**Bob Johnson**

Founding Partner/Executive Vice President  
970-230-9615

[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)

