



NOTICE OF BUDGET RATIFICATION MEETING

WOODEN DEER HOMEOWNERS ASSOCIATION

TO BE HELD ON MONDAY, SEPTEMBER 8th, AT 5:30PM

VIA ZOOM

<https://integratedmountain.zoom.us/j/3438572220?pwd=6MXF2TkZDyNxCe45MsCQQhgFTsgFrW.1&omn=88416211715>

MEETING ID: 343 857 2220

PASSCODE: 213295

CALL IN: 719-359-4580

Notice is hereby given that the Wooden Deer Budget Ratification meeting will be held on Monday, September 8th, at 5:30 p.m. local time for the following purposes:

AGENDA

1. Call to Order
2. Financial Review
3. 2026 Budget Review and Ratification
4. Adjourn

Enclosed: 2026 Operating Budget

Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors. The Budget Ratification Meeting will be immediately followed by the Annual Members Meeting. If a quorum is established, the two meetings will be combined.

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com

Katarina Bohlin

Assistant Community Manager

970-930-6203

katarina.bohlin@integratedmtn.com

Balance Sheet

Properties: Wooden Deer Homeowners Association - PO Box 908 Glenwood Springs, CO 81602

As of: 06/30/2025

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	20,872.10
Reserve Account	60,458.83
Total Cash	81,330.93
Accounts Receivable	2,555.00
TOTAL ASSETS	83,885.93
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,611.87
Due to Reserve Fund	13,200.00
Prepaid Assessments	2,400.00
Total Liabilities	17,211.87
Capital	
Reserve Fund	60,458.83
Retained Earnings	14,598.15
Calculated Retained Earnings	-8,382.92
Total Capital	66,674.06
TOTAL LIABILITIES & CAPITAL	83,885.93

Budget Comparison

Properties: Wooden Deer Homeowners Association - PO Box 908 Glenwood Springs, CO 81602

As of: Jun 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4000	Assessment Income							
4001	Operating Assessments	0.00	0.00	0.00	17,600.00	17,600.00	0.00	35,200.00
4002	Reserve Assessments	0.00	0.00	0.00	13,200.00	13,200.00	0.00	26,400.00
4003	Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	23,400.00
	Total Assessment Income	0.00	0.00	0.00	30,800.00	30,800.00	0.00	85,000.00
4300	Non Assessment Income							
4303	Interest Income	0.00	0.00	0.00	22.84	0.00	22.84	150.00
4311	Rebilled Income	1,055.00	0.00	1,055.00	1,055.00	0.00	1,055.00	1,100.00
4318	Water Fee Income	0.00	1,000.00	-1,000.00	2,431.50	6,000.00	-3,568.50	12,000.00
	Total Non Assessment Income	1,055.00	1,000.00	55.00	3,509.34	6,000.00	-2,490.66	13,250.00
	Total Operating Income	1,055.00	1,000.00	55.00	34,309.34	36,800.00	-2,490.66	98,250.00
Expense								
6000	HOA General and Administrative							
6021	Insurance	0.00	215.00	215.00	0.00	1,290.00	1,290.00	2,600.00
6026	Legal	1,677.50	0.00	-1,677.50	6,592.37	0.00	-6,592.37	10,000.00
6033	Management and Administration	750.00	750.00	0.00	5,000.00	4,500.00	-500.00	9,000.00
6035	Office Expense	102.79	0.00	-102.79	858.80	200.00	-658.80	400.00
6038	Rebilled Expense	1,055.00	0.00	-1,055.00	1,055.00	0.00	-1,055.00	0.00
6044	Tax Preparation	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,100.00
	Total HOA General and Administrative	3,585.29	965.00	-2,620.29	13,506.17	7,490.00	-6,016.17	25,100.00
6039.0	Reserve Expense							
6039	Reserve Expense	0.00	0.00	0.00	13,200.00	13,200.00	0.00	26,400.00
	Total Reserve Expense	0.00	0.00	0.00	13,200.00	13,200.00	0.00	26,400.00

Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6500	HOA Repairs and Maintenance							
6508	Contingency/Projects	0.00	0.00	0.00	0.00	5,000.00	5,000.00	10,000.00
6532	Landscaping	450.00	0.00	-450.00	450.00	0.00	-450.00	0.00
6551	Snow Removal	0.00	0.00	0.00	3,400.00	3,000.00	-400.00	3,400.00
	Total HOA Repairs and Maintenance	450.00	0.00	-450.00	3,850.00	8,000.00	4,150.00	13,400.00
6700	Road Expenses							
6548	Roads	0.00	3,205.00	3,205.00	0.00	6,410.00	6,410.00	12,820.00
	Total Road Expenses	0.00	3,205.00	3,205.00	0.00	6,410.00	6,410.00	12,820.00
6900	Water Expense							
6521.1	Water System Repairs & Maintenance	1,621.44	0.00	-1,621.44	2,744.83	1,500.00	-1,244.83	4,000.00
6835	Water Pump Electricity	128.87	175.00	46.13	563.18	500.00	-63.18	1,100.00
6903	Basalt Water Conservancy	0.00	1,400.00	1,400.00	1,353.80	1,400.00	46.20	1,400.00
6930	Water Administrative	1,090.00	950.00	-140.00	3,952.50	5,700.00	1,747.50	11,500.00
6931	Water Testing	2,148.00	0.00	-2,148.00	3,521.78	2,530.00	-991.78	2,530.00
	Total Water Expense	4,988.31	2,525.00	-2,463.31	12,136.09	11,630.00	-506.09	20,530.00
	Total Operating Expense	9,023.60	6,695.00	-2,328.60	42,692.26	46,730.00	4,037.74	98,250.00
	Total Operating Income	1,055.00	1,000.00	55.00	34,309.34	36,800.00	-2,490.66	98,250.00
	Total Operating Expense	9,023.60	6,695.00	-2,328.60	42,692.26	46,730.00	4,037.74	98,250.00
	NOI - Net Operating Income	-7,968.60	-5,695.00	-2,273.60	-8,382.92	-9,930.00	1,547.08	0.00
	Total Income	1,055.00	1,000.00	55.00	34,309.34	36,800.00	-2,490.66	98,250.00
	Total Expense	9,023.60	6,695.00	-2,328.60	42,692.26	46,730.00	4,037.74	98,250.00
	Net Income	-7,968.60	-5,695.00	-2,273.60	-8,382.92	-9,930.00	1,547.08	0.00

**Wooden Deer
2026 Approved Budget**

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	TOTAL
Ordinary Income/Expense													
Income (22 units)													
Operating Assessments	8,800.00	0.00	0.00	8,800.00	0.00	0.00	8,800.00	0.00	0.00	8,800.00	0.00	0.00	35,200.00
Reserve Assessment	8,140.00	0.00	0.00	8,140.00	0.00	0.00	8,140.00	0.00	0.00	8,140.00	0.00	0.00	32,560.00
Water	1,100.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	0.00	0.00	4,400.00
Backflow rebilling	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	1,100.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
Total Income	18,040.00	0.00	0.00	18,040.00	0.00	0.00	19,140.00	0.00	0.00	18,040.00	0.00	150.00	73,410.00
Gross Profit	18,040.00	0.00	0.00	18,040.00	0.00	0.00	19,140.00	0.00	0.00	18,040.00	0.00	150.00	73,410.00
Expense													
General and Administrative													
Insurance	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	235.00	2,600.00
Mgt/Acct/Admin	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
Office Expense	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	400.00
Tax Preparation/Legal	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Reserve Expense	8,140.00	0.00	0.00	8,140.00	0.00	0.00	8,140.00	0.00	0.00	8,140.00	0.00	0.00	32,560.00
Total General and Administrative	9,205.00	1,465.00	965.00	9,205.00	965.00	965.00	9,205.00	965.00	965.00	9,205.00	965.00	985.00	45,060.00
Maintenance & Grounds & Projects													
General Repair and Maintenance	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,000.00
Landscaping	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Contingency / Projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,800.00	3,800.00
Total Maintenance & Repairs	0.00	0.00	0.00	0.00	500.00	400.00	0.00	0.00	0.00	500.00	0.00	3,800.00	5,200.00
Water System													
Electrical	75.00	75.00	75.00	75.00	175.00	175.00	175.00	175.00	75.00	75.00	75.00	75.00	1,300.00
Administrative	700.00	700.00	700.00	1,000.00	700.00	700.00	700.00	1,000.00	700.00	700.00	700.00	1,000.00	9,300.00
Repairs, Maint	500.00	0.00	0.00	500.00	0.00	1,100.00	500.00	0.00	0.00	500.00	0.00	0.00	3,100.00
Testing	0.00	0.00	1,000.00	0.00	500.00	1,500.00	0.00	0.00	0.00	1,000.00	0.00	0.00	4,000.00
Basalt Water Conservancy	0.00	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
Total Water System	1,275.00	775.00	1,775.00	1,575.00	2,825.00	3,475.00	1,375.00	1,175.00	775.00	2,275.00	775.00	1,075.00	19,150.00
Roads													
Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Snowplowing	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	4,000.00
Total Roads	1,000.00	1,000.00	1,000.00	0.00	1,000.00	4,000.00							
Total Expense	11,480.00	3,240.00	3,740.00	10,780.00	4,290.00	4,840.00	10,580.00	2,140.00	1,740.00	11,980.00	1,740.00	6,860.00	73,410.00
Net Ordinary Income	6,560.00	-3,240.00	-3,740.00	7,260.00	-4,290.00	-4,840.00	8,560.00	-2,140.00	-1,740.00	6,060.00	-1,740.00	-6,710.00	0.00
Net Income	6,560.00	-3,240.00	-3,740.00	7,260.00	-4,290.00	-4,840.00	8,560.00	-2,140.00	-1,740.00	6,060.00	-1,740.00	-6,710.00	0.00

2026 - assessments changed to \$770/ctrl/ \$3080 annual



NOTICE OF ANNUAL MEMBERS MEETING

WOODEN DEER HOMEOWNERS ASSOCIATION

TO BE HELD MONDAY, SEPTEMBER 8th, 2025, AT 5:30 PM

VIA ZOOM

<https://integratedmountain.zoom.us/j/3438572220?pwd=6MXF2TkZDyNxCe45MsCQQhgFTsgFrW.1&omn=88416211715>

MEETING ID: 343 857 2220

PASSCODE: 213295

CALL IN: 719-359-4580

Notice is hereby given that the Wooden Deer Annual Members Meeting will be held on Monday, September 8th, at 5:30 p.m. local time for the following purposes:

1. Inform the members of the current status of the Association.
2. Elect members to the Association Board of Directors.
3. Discuss any additional business that may come before the Association.

Enclosed:

- Agenda
- Recent Financials
- Proxy

This is an important meeting, and your attendance and participation is encouraged. If you cannot attend, please designate a substitute to vote on your behalf by signing the enclosed proxy and either giving it to a neighbor who will be attending, a board member, or sending it directly to the Integrated Mountain Management office.

Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors.

Katarina Bohlin
970-930-6203
katarina.bohlin@integratedmtn.com

Bob Johnson
970-230-9615
bob.johnson@integratedmtn.com



ANNUAL MEMBERS MEETING AGENDA

WOODEN DEER HOMEOWNERS ASSOCIATION

TO BE HELD MONDAY, SEPTEMBER 8th, 2025, AT 5:30 PM

VIA ZOOM

<https://integratedmountain.zoom.us/j/3438572220?pwd=6MXF2TkZDyNxCe45MsCQQhgFTsgFrW.1&omn=88416211715>

MEETING ID: 343 857 2220

PASSCODE: 213295

CALL IN: 719-359-4580

AGENDA

1. Call to Order
 2. Verification of a Quorum
 3. Approval of 2024 Annual Members Meeting Minutes
 4. 2026 Budget & Financial Review
 5. Additional Business / Education
 6. Board Member Elections
 7. Adjourn
-

Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors. The Budget Ratification Meeting will be immediately followed by the Annual Members Meeting. If a quorum is established, the two meetings will be combined.

Katarina Bohlin

970-930-6203

katarina.bohlin@integratedmtn.com

Bob Johnson

970-230-9615

bob.johnson@integratedmtn.com

Wooden Deer Homeowners Association Annual Meeting
Wednesday October 16, 2024 at 5:00 pm
499 Wooden Deer Rd, Carbondale CO 81623

MINUTES
(APPROVED)

1. Call to order at 5:00 pm
2. Certification of Notice and Proxies.
 - a. Annual Meeting notice emailed September 6, 2024
 - b. Number of Proxies Received: 8
3. Roll call to determine quorum.

Present: Massey C, Barber D, Kliebert M, Spasser J, Lee M, Lee E, Jervis D, Jervis M, Erwin D, Erwin T, Abley R, Abley, Z, Goldman D, Slusar B, Krill A, Eymere D, Buchheister G, Buchheister T, Taylor A

Absent: Haberman, , Reuss

Proxies Received: Byrnes (Dan Jevis), Guzzetta/Groos (Duncan Barber), Swanson/Oglesby (Duncan Barber), Kollar (Duncan Barber), Kavasch/Lau (Martha Kliebert), Ochs (Cathey Massey), Fitch (Darrell Erwin), Clemons (Darrell Erwin)
4. Approve 2023 Wooden Deer Homeowners Association Annual Meeting Minutes
 - a. Questions/comments/discussion? None
 - b. Motion: To approve 8/10/2023 Annual Meeting Minutes. Martha/Duncan Approved unanimously
5. Financials review – Marc
 - a. Forecast 2025
 - b. HOA Board’s duty is to take care of the assets of the HOA (road and water tank), enforce WDHOA regulations, and follow the State of Colorado HOA laws
 - c. Major projects this year that were done by HOA members
weed spraying, pumphouse re clad, tree trimming, paint tank ceiling
 - d. 2025 budget will be set after yearend
 - e. Motion: To approve Financials as presented. Tami/Cathey Approved unanimously

PREVIOUS BUSINESS

6. Well field update – Duncan
 - Six approved well sites. We use one. The other 5 are on the south side of the ridge and the water isn’t as good as our current well water. We need to renew the rights to the wells every 6 years. Next due 1/31/25. In addition, we will create a well field and abandon the five unused wells.
7. Fire mitigation and IPS Beetle infestation update – Duncan
 - There has been serious beetle kill over the past few years and owners are voluntarily

taking care of getting the infected and dead trees cut down. In past years Sa ATree has tag trees that need to be removed.

- Fire risk also dictates removal of dead and dying trees.

- Zach Abley talked about hardening our homes. It is important that we, as a neighborhood, come together on a mitigation plan. He is willing to chair a fire mitigation and education program

8. Water Tank – Martha

- a. Required inspection was completed 8/20/24. No issues were found.
- b. Recommendation is to follow up with another inspection in 3 – 5 years.

9. Backflow Device Testing 2024 completed – Martha

- a. Per CDPHE, testing must be done annually and we had 100% pass.
- b. In 2025 we will again perform the backflow inspections. In addition, we will take pictures of the Main Water Meter in each house and the HOA will attempt to ensure all curb stops function correctly.

NEW BUSINESS

10. Board member elections – Martha

- a. Current board members: Duncan, Martha, Marc, George, Darrell & Cathey.
- b. George & Darrell are going off the Board.
- c. George will remain as the Director of Maintenance
- d. Darrell is available as needed
- e. Motion: To approve the following slate of Board Members by Duncan/Elisabeth
Duncan Barber
Martha Kliebert
Marc Lee
Cathey Massey
Approved Unanimously

11. Water usage – Marc

a. Water augmentation plan gives us a total subdivision amount, which we haven't exceeded yet. But this is also broken down by lot. Most households use less than 12,000 gallons. Spring and summer are the most heavily usage. Currently of the 22 properties, 17 homes are connected to the HOA water system and 7 exceeded the maximum 3rd quarter amount allowed.

b. Board agrees that we need to create 2 additional penalty tiers.

c. Per the Covenants, the Board will have the master water meters read and take a picture of it and read the remote reader of the 7 owners who exceed the allowed gallons and take a picture by the end of the month.

12. Reserve Study – Darrell

- a. George prepared the projections for reserve needs on our two main assets: the Road and the Water System.

- b. Current operating dues are \$400/qtr and \$100/qtr unrestricted reserves
- c. The Board may need to increase unrestricted reserve dues \$200-\$300 per lot per quarter to pay for anticipated future asset expenses

13. Integrated Mountain Management – Cathey

- a. Cathey explained that the Board is considering hiring a HOA management company
- b. Additional discussion is needed.
- c. Cathey will get with IMM to get specific numbers on what it will cost: base/medium/gold services

14. Amended and Restated Declaration of Protective Covenants for Wooden Deer Subdivision & Amended and Restated Bylaws – Duncan

- a. Current Covenants and Bylaws are not in compliance with current Colorado laws. The Board is working to bring them into compliance.
- b. Draft should be available for owner comments in the first quarter of 2025

15. Amerigas Contract is \$1.73 per gallon, no delivery fee, no hazmat fee. If you are having problems contact Randy Bowman 720-538-2959, Randolph.Bowman@amerigas.com

16. Tina commented that there was no communication about putting the road dirt on Byrne's property. They would have asked that it was put in slightly different place to preserve the dirt bike. Board recognizes the lack of communication and will prioritize better communication in the future

17. Rozy asked why the ditches were cut so deep. But that is what the original swales were and we just put it back the way it was. This is bed rock that cannot be seeded.

18. George has a commitment from Jose to use a skid on the snowplow and only plow at 4" or more snow, and use the sand/salt mix more judiciously.

19. If you have an issue with a neighbor – talk with that neighbor before you contact the Board.

20. Tami – Board should identify and circulate the top priorities from this meeting.
- Martha will prepare an Action Item table

21. Adjournment at 7:05 pm



PROXY FOR ANNUAL MEMBERS MEETING

WOODEN DEER HOMEOWNERS ASSOCIATION

The undersigned hereby appoints Martha Kliebert, Duncan Barber, Marc Lee, Cathey Massey or _____, as the undersigned's proxy, with full power of substitution, to attend the Annual Members Meeting of Wooden Deer Homeowners Association to be held on Monday, September 8, 2025, at 5:30 p.m. VIA ZOOM, and any adjournments thereof, and to vote there at the number of votes which the undersigned would be entitled to vote on any question, proposition or resolution, with all the power the undersigned would possess if present in person.

Receipt of Notice of the Annual Members Meeting is hereby acknowledged.

This Proxy is solicited by the Board of Directors of Wooden Deer Homeowners Association. This Proxy is void if I personally attend the said meeting.

IN WITNESS WHEREOF, I have executed this proxy on the

_____ Day of _____, 2025

Signature of Owner

Print Name

Property Address in Association

IF YOU CANNOT ATTEND THE MEETING, PLEASE CHOOSE SOMEONE TO REPRESENT YOUR INTERESTS FOR THE ASSOCIATION.

Either give your proxy to a neighbor or Board Member or return by September 07, 2025, to:

Wooden Deer HOA, c/o Integrated Mountain Management
PO Box 908, Glenwood Springs, CO 81602
or scan and email it to katarina.bohlin@integratedmtn.com