



ANNUAL MEETING MINUTES

APPLE GLEN TOWNHOME ASSOCIATION

TO BE HELD ON MONDAY, OCTOBER 21, 2024 AT 6:00 PM

Glenwood Springs Rec Center

Located at: 600 Wulfson, Glenwood Springs

1. **Call to Order** – The Budget Ratification Meeting was called to order by Bob Johnson of Integrated Mountain Management at 5:05pm.
2. **Quorum** – It was noted that a quorum was not established. To establish a quorum 17 of the 24 units (2/3 of the membership) must be present per the Amended Bylaws. 12 homeowners were present in person or by proxy. Also present were Bob Johnson and Katarina Bohlin of IMM.
3. **Approval of 2023 Annual Meeting Minutes** – The 2023 Annual Meeting Minutes were approved by the members present.
4. **2025 Budget & Financial Review** - Bob Johnson reviewed the financials and as of August 31st, 2024, there was \$85,649.34 in the Operating Account, \$74,628.95 in the Reserve Account, totaling \$160,276.29. After the 2024 Special Assessment is paid, the total is \$186,082.82.
 - a. **Budget Ratification** A Special Assessment of \$1,200 for 3-bedroom owners and \$940 for 2-bedroom owners will be due December 1st, 2025.
5. **Additional Business / Education** –
 - a. The members discussed the need for roof replacement, fire sprinklers, vegetation around the buildings, and the cost of insurance.
 - b. David will look into trimming around the community in the spring. IMM to contact Earthwise to treat the ash trees.
 - c. Per the memberships request on multiple occasions, IMM mentioned that Mountain Waste has replaced the current dumpster with a bear proof dumpster.
 - d. The members recommended signage to be installed on the dumpster stating that no dumping is allowed from outside the community due to ongoing issues of public dumping. IMM will order signage and install it on dumpster.
 - e. Bob explained 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 the, to the president of the HOA to sign



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them.

6. **Board Member Elections** – Were not held because of lack of Quorum. Current Board Members are Ismael Argueta (2025), Brittany Spangler (2026), and David (Joes) Valdez (2027).
 7. **Adjourn** Meeting adjourned at 7:17pm
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