



# GLENWOOD PLAZA CONDOMINIUM ASSOCIATION

WEDNESDAY, OCTOBER 23, 2024, AT 12:00 PM

At IMM Conference Room – In Person

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1. **Call to Order** the meeting was called to order by Bob Johnson at 12 p.m.
2. **Verification of a Quorum** a quorum was verified with the following board members present Erin Lee, Ryan Anthon, Jill Cohn, and Gordan Adams. Also in attendance was Haley Markward and Bob Johnson of Integrated Mountain Management (IMM).
3. **Homeowner Open Forum** Nothing was brought forth.
4. **Approval of Prior Meeting Minutes** Erin moved, seconded by Gordan, to approve the January 24<sup>th</sup>, 2024, Board meeting minutes, motion carried unanimously.
5. **Financial Review** Bob Johnson presented the financial statements and as of 8/31/2024, the Operating account had a balance of \$41,512.88, and the Reserve account had a balance of \$56,631.84. Accounts Receivables were at \$10,390.12.
6. **Discussion and Action Items**
  - a. **Capital projects and Funding**
    - **Building Exterior Upgrades with Architect** Discussion on the metal roof and the south side of the property being a priority. The membership felt James Martinez's company's price was too high. Kurt is working with the members of the Board on details to put together a presentation. Bob suggested tiers for the project regarding pricing and what would be included in the scope of the work.
    - **Special Assessment Discussion and Approval** Bob explained the and reviewed the Special Assessment process to the members. The members need a vote with approval of 2/3 of the membership.
7. **Additional Business**
  - **Schedule Next Meeting**
8. **Adjourn** at 1:25 p.m.

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*Executed by Integrated Mountain Management on behalf of the Glenwood Plaza Board of Directors.*

**Haley Markward**

Assistant Association Manager

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