



BUDGET RATIFICATION AND ANNUAL MEETING MINUTES

TAYLOR HOUSE CONDOMINIUMS ASSOCIATION

TO BE HELD ON TUESDAY, DECEMBER 10, 2024, AT 5:00 PM

LOCATED AT:

GLENWOOD SPRINGS LIBRARY

815 COOPER AVE, GLENWOOD SPRINGS

AND VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:08 p.m.
2. **Financial Review** Bob Johnson reviewed the financials as of 10/31/24. It was reported that there was \$16,586.98 in the Operating and \$10,040.78 in the Reserves.
3. **2025 Budget Ratification** The budget was ratified with a 5% increase for each unit.
4. **Adjourn** at 5:16 pm.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** The meeting was called to order by Bob Johnson at 5:16 p.m.
2. **Verification of a Quorum** A quorum was not verified with less than half (6 units) present. In total 5 units were represented. Also present were Bob Johnson and Danielle Smith of Integrated Mountain Management (IMM).
3. **Approval of 2023 Annual Meeting Minutes** The 2023 member meeting minutes were reviewed and with minor changes approved. Suzanne will edit 2023 minutes and send them to Danielle (IMM) to post to the website.
4. **2025 Budget & Financial Review** As of 10/31/2024 it was reported that there was \$16,586.98 in the Operating and \$10,040.78 in the Reserves. Accounts Receivables are at \$1747.83. There was discussion on insurance rates and insurance rates increasing.
5. **Additional Business / Education**
 - **Education** - Bob informed the members that there were recent state law changes requiring an update to the Association's Collection policy. This will be added to the website when ready. As well as explained the Corporate Transparency Act.
 - **2024 Recap** – New locks with keypad installed. New management, IMM. The Boiler was inspected this fall. Jesse Porter will continue to schedule boiler and fire safety inspections.
 - **2025 Projects** – Jesse will be working on the heat tape, porch repairs (some wood and paint), touch up paint on the south side of the building, and look into other internet options.
6. **Board Election** With no quorum present, an election did not take place. Jesse Porter agreed to continue serving the Board for another 3 years. The current Board is Suzanne Jackson (2025), Tom Hardin (2026), and Jesse Porter (2027).
7. **Adjourn** at 5:41 pm.