



MEETING MINUTES

- BUDGET RATIFICATION
- ANNUAL MEETING

GRASS MESA HOMEOWNERS ASSOCIATION

THURSDAY, DECEMBER 19, 2024, AT 6:30 PM
ZOOM MEETING

BUDGET RATIFICATION MEETING MINUTES (Draft – not approved)

1. Call to Order

The Meeting was called to order at 6:30 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of a Quorum

Twenty-one (21) of the 81 lots were represented in person or by proxy. Also present were Bob Johnson and Lindsay Rosenfeld Integrated Mountain Management. Due to the absence of a 51% quorum (42 lots), the Budget Ratification Meeting proceeded as a separate meeting.

3. Financial Review

The Financials as of 10/31/24 were reviewed. It was reported the Association had \$19,595.40 in the Operating account, and a combined total of \$205,367.94 in the two Reserve accounts. The Budget comparison report reflected \$12,767.93 expense over income year-to-date, which was mainly due to road work.

4. 2025 Budget Review & Ratification

The 2025 Budget was presented with no change to the current assessment rate of \$350 per lot per quarter. It was also noted that the collection policy has been updated and approved to comply with current statutes. The Budget was ratified by lack of veto to go into effect 1/1/2025.

5. Adjourn

The Budget Ratification Meeting adjourned at 7:13 p.m.

ANNUAL MEETING MINUTES (Draft – not approved)

1. Call to Order

The Annual Owners Meeting was called to order at 7:14 p.m.

2. Verification of a Quorum

Twenty-one (21) of the 81 lots were represented in person or by proxy. Also present were Bob Johnson and Lindsay Rosenfeld Integrated Mountain Management. The 51% quorum (42 lots) was not established for an official meeting, but the Agenda was followed for communication purposes.

3. Approval of Prior Owners Meeting Minutes

The Minutes from the previous year's meeting were approved by the owners in attendance with none opposed.



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4. Financial Review / 2025 Budget

The Financials and 2025 Budget were reviewed in the Budget Ratification Meeting.

5. Discussion and Action Items

- a. Road Maintenance Report** – Road maintenance was discussed. The Road Committee will continue to review and consult with the Board for ongoing maintenance recommendations.
- b. Review of Declaration Amendment Process / Status**
Janet Sheridan will continue working with the attorney to draft documents to present to the membership.

6. Additional Business / State Required Education

The need for updating the current governing documents was reiterated. This would include the clarification needed to determine the official number of lots and allocated interests.

7. Board Member Election (3 positions, 1-year terms)

The election was not held due to lack of quorum. The current Board agreed to continue serving for the next 1-year term: Josh Martin, Janet Sheridan, and Fred Schultz. It was reiterated that the number and term of directors is established in the existing Articles of Incorporation as acknowledged by legal counsel.

8. Adjourn

The Annual Meeting adjourned at 7:13 p.m.