

FOX RUN MEADOWS HOMEOWNERS ASSOCIATION ANNUAL MEETING OF THE MEMBERS

Integrated Mountain Management
1001 Grand Ave

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ANNUAL MEETING MINUTES(UNAPPROVED)

Wednesday, December 10th, 2025, at 3:00 PM
Via Zoom Conferencing

- I. **Call to Order** Bob Johnson from Integrated Mountain Management called the meeting to order at 3:00 pm.
- II. **Verification of a Quorum** A quorum (33 1/3%) was verified with 10 lot owners present either in person or by proxy. Due to an established quorum, the Budget Ratification meeting was combined with the Annual Meeting. Also present were Bob Johnson, Quenton Henry, and Brenda Rivas of IMM.
- III. **Approval of 2024 Annual Meeting Minutes** The 2024 Annual Meeting Minutes were reviewed, and Cathy Jacquemin moved to approve the minutes as presented, seconded by Alan Feldman. The motion passed unanimously.
- IV. **2026 Budget and Financial Review** Bob reviewed the 2026 Budget with the membership, and the budget was ratified by a lack of veto. Assessments will go up to \$3,586 for 2026. Bob also reviewed the financial statement as of 10/31/25 and reported a total of \$9,739.31 in the Operating account, \$97,989.02 in the Reserve account, and \$20,372.05 in the Construction account totaling \$120,100.38 cash position. It was reported that expenses are up due to pump house and work completed to locate leak.
- V. **Project Review**
 - a. **2025 recap** Cathy summarized unidentified leak location investigation and pump house reconfiguration.
 - b. **2026 proposed** Re piping of the pump house will be finalized in 2026.
- VI. **Additional Business / Education**
 - a) **Collections Policy** Collections policy has been updated to remain in compliance with state requirements.
- VII. **Board Election (1 position, 3-year term)** Cathy Jacquemin nominated Chad Jewell for reelection. With no additional volunteers, Chad was elected by acclamation The Board of Directors is Libby Nelson (2026), and Alan Caniglia (2026), Cathy Jacquemin (2027), Alan Feldman (2027), and Chad Jewell (2028)
- VIII. **Adjourn** at 3:06 pm.