



BOARD MEETING MINUTES

THUNDER RIVER CONDOMINIUM ASSOCIATION

Tuesday, January 14, 2025, AT 4:00 PM
ZOOM MEETING

1. **Call to Order** The Board Meeting was called to order at 4:09 pm by Bob Johnson of Integrated Mountain Management.
2. **Verification of a Quorum** A quorum of the Board was verified with the following directors present: Niki Kessinger, Carole Waterhouse, Ben Sherman, Lorraine Wiltse, and Kat McAfee. Also present were Bob Johnson, Danielle Smith, and Paul Tomashosky of Integrated Mountain Management.
3. **Approve Prior Meeting Minutes** The meeting minutes were reviewed and Niki made a motion to approve them as presented, seconded by Ben, and all were in favor. The motion carried unanimously.
4. **Open Forum** None
5. **Financial Review** Bob Johnson reviewed financial statements. Balance sheet as of 11/30 as of 1/14 reflects \$106k, of which \$43k will be transferred to Reserves. \$43,000 will go into reserves. Carole wants edit to journal entry reflecting this change. The tax check from the IRS was received for money paid two years ago. Interest has accumulated as income and is reflected. Deck, foundation, and stair work done by Earth Wise. Contingency overage and capital projects reflected on statements.
6. **Discussion and Action**
 - a. Addition of solar light from Lowes near mailboxes. Task Item.
 - b. Rebuilding of stairs currently on hold as Mark (3G) is injured. Board is requesting timeline for completion or to switch contractors. Wood for project is uncovered and exposed to elements. Mark needs to address this.
 - c. All work is completed except for the stairs. Some new balusters are splitting. Notify Mark about replacing balusters prior painting/staining.
 - d. Work was completed and sufficient on parking structure.
 - e. Leak in 2824 work completed. Pipe between D & G was the cause.
 - f. It was reiterated that fireplaces are still an unsolved issue. Owners have been notified to not use the previously identified bad units. The Board will investigate options to seal them off. Lorraine will secure quotes.
 - g. IMM to research cost for painting trim on all buildings by Talingos or Western Slope. IMM to research cost for cleaning exteriors of buildings on a yearly basis. Will present findings at next meeting. Future budgets will include these annual charges.
 - h. No problems as a result of no quorum at Annual Meeting.



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- i. Meeting schedule for 2025:
 - Tuesday, March 4th, 2025 @ 4:00pm (Board Meeting)
 - Tuesday, June 17th, 2025 @ 4:00pm (Board Meeting)
 - Tuesday, September 9th, 2025 @ 4:00pm (Budget Meeting - Budget)
 - Tuesday, October 21st, 2025 @ 5:30pm (Annual Meeting)
 - Wednesday, December 3rd, 2025 @ 9:00am (Board Meeting)
 - j. Board is requesting a bid from Altitude Law for rewriting the Governing Documents.
 - k. IMM to send Collection Policy to Board. Needs updating to be compliant.
 - l. CTA-No action needed.
 - m. Desire for a Carport Policy expressed by the Board.
 - n. SOS/DORA compliance to be researched by IMM.
- 7. Adjourn** at 6:20pm.
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