



MESA RIDGE TOWNHOME ASSOCIATION

THURSDAY, JANUARY 24, 2025, AT 3PM

1. **Call to Order** The meeting was called to order at 3pm by Bob Johnson with Integrated Mtn Management (IMM).
2. **Verification of Quorum** A quorum was established, with 4/5 Board Members present. Andrea Dazzi, Joan Hollerbach, John Brogan, and Cyndi Powers were all in attendance, along with Bob Johnson and Danielle Smith of IMM.
3. **Approval of Previous Meeting Minutes (10/17/24)** A motion was made to amend and approve the minutes. Motion made by Joan and seconded by Cyndi. All were in favor.
4. **Financial Review** The Operating account has \$17,484.81 and the Reserve has a total of \$57,842.40. A CD Account at Alpine Bank was brought to IMM's attention by the Board. The Board will need to send IMM information on that account so that it can reflect on the Balance Sheet. Bob will complete a Reserve Analysis for the Association, with the Board present.
5. **Budget Approval** The Board and Bob worked through the 2025 Budget by each line determining what works best for the Association. Joan made a motion to approve the Budget, Cindy seconded the motion. The Budget will be presented to the membership at the Budget Ratification Meeting/Annual Meeting in March. A "Special Assessment Menu" will be created, this will list each option a potential Special Assessment would cover if selected.
6. **Committee Updates**
 - a. **BMSA Representative** Cyndi Powers presented the BMMA update.
 - b. **Architectural Committee**
 - A ratification of the unanimous decision, that took place outside of a meeting, to approve the siding for 21 North Ridge was approved
7. **Discussion / Action Items**
 - a. **Daly Property Services – Landscape Agreement** IMM to reach out to Daly and ask for an edit to the agreement. What will Aeration cost? Are there any alternatives to Round Up chemical? Tabled approval until Annual Meeting.
 - b. **Fire Discussion (Wester Vegetation Management Inc)** Andrea to contact Fire Mitigation Services that Dani recommended.
 - c. **Community Service Days** Board would like to pick a day in April, at the Annual Meeting, for a community clean up day.
 - d. **Collection Policy** It was brought to the Board's attention that there is no late fee in place. The Board is aware and wants to continue with the policy of only charging the interest fee at the end of each quarter.
8. **Capitol Projects Update** This was discussed throughout the meeting and budget work session. The Board will create a list of projects needed.
9. **Owner Open Forum**
 - a. 35 East would like to know when the Board will send a list of work to be completed by the Association to him.
 - b. 46 North would like as much notice as possible should a Special Assessment be decided on.
 - c. 40 East wants to know when they will receive reimbursement for the work they completed on their unit.
10. **Adjourn** Bob adjourned the meeting at 5:15 pm.