



HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION

Budget Ratification
January 28, 2025 by Zoom

MINUTES

1. **Call to Order** – Bob Johnson of Integrated Mountain Management called the meeting to order at 5:32 pm.
2. **Financial Review** – Bob reviewed the financials as of 11/30/24. It was noted that there was \$7,209.86 in the Operating account and \$34,392.27 in the Reserves. Year to date \$567 income over expense as compared to budget. It was noted that Expenses were \$200 higher than anticipated. There is \$2500 of additional income in interest.
3. **2025 Budget Review and Ratification** There are no changes to the Assessments for 2025. The budget was ratified.
4. **Adjourn** at 5:43 pm.

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Annual Meeting
January 28, 2025 by Zoom

MINUTES

1. **Call to Order** at 5:44 pm.
2. **Verification of a Quorum** – A quorum was not present as 20% of the membership was not represented in person or by proxy. Bob Johnson, Lindsay Rosenfeld, and Danielle Smith from Integrated were also present.
3. **Approval of 2023 Meeting Minutes** – The members present approved the minutes as presented.
4. **Financial Review / Budget Ratification** - Bob reviewed the financials as of 11/30/24. It was noted that there was \$7,209.86 in the Operating account and \$34,392.27 in the Reserves. With no changes to the Assessments for 2025, the budget was ratified.
5. **Project Review** – There were no major projects untaken in 2024.
6. **Additional Business / State Required Education**
 - Owner concerns of excessive street parking and overgrown weeds.
 - Bob explained the update to the Collection Policy to be in compliance with Colorado law as of 2024.



7. **Board Member Election** – There is 1 position open (1 year term) No election took place, as there was no quorum. Board members are Art Dahl (2025) and Juby Cumming (2025). Interest in participating on the Board can be sent to IMM. IMM to send out email with directions.
8. **Adjourn** at 6:19 pm.