



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, FEBRUARY 24, 2025 AT 10:00 AM

BY ZOOM

MINUTES

I. Call to Order

The Board Meeting was called to order at 10:05 a.m. by Bob Johnson of Integrated Mountain Management.

II. Verification of Quorum

Quorum of the Board was verified as all directors were present: Biege Jones, Lance Clarke, Mike Potter, Gerry Schwartz, and Joe Glick. Two owners were also present. Also present were Bob Johnson, Lindsay Rosenfeld, and Katarina Bohlin of Integrated Mountain Management.

III. Owner Forum (Owners wishing to address the Board)

None.

IV. Approval of Board Meeting Minutes (1/27/25 & 2/04/25)

The Minutes from the prior Board Meetings on 1/27/25 & 2/4/25 were motioned for approval by Joe, seconded by Biege, and unanimously approved with further clarification to item IV.b of the 1/27/25 minutes that 2 stairways need to be built and a third stairway needs concrete repair and handrail repair.

V. Discussion and Action Items:

- a. **Financial Review / 2025-2026 Budget Approval** The Financials as of 12/31/2024 were reviewed and reported the Association had \$48,161.75 in the Operating account and a combined total of \$1,080,383.62 in the three Reserve accounts with a total cash amount of \$1,128,545.37. Bob reviewed the 2025-2026 proposed Budget. The Board requested a few changes to be made including creating a separate category of projects with line items of walkways, painting, and parking lot. Bob will email the Board the revised Budget for unanimous approval.
- b. **Ratify Action Outside of Meeting** The Board has moved forward with the settlement of the lawsuit.
- c. **Discussion of Tree Trimming Program** The Board would like to schedule a walk through with Cory from Earthwise. IMM is awaiting proposal from Earthwise and will coordinate scheduling a walk through.

VI. Construction Requests

- a. **Unit 80 – Cosmetic Column Change & Railing** Unit 80 presented the scope of work which included to increase the column to 24" enclosing the existing structural column, and adding a solid railing. Gerry motioned to approve the cosmetic column change and railing, seconded by Biege, all were in favor.

VII. Executive Session (If Needed - Management and Board members only)

- a. **Review Legal Matters** - At 11:12 a.m motion to enter Executive Session was made by Gerry, seconded by Joe, and carried unanimously.

VIV. Actions from Executive Session (if applicable)

Open Session resumed at 11:32 a.m Covenant Enforcement was discussed. No action was taken.

XI. Adjournment

With no further business, the Board Meeting adjourned at 11:34 a.m., motioned by Lance, seconded by Biege and carried unanimously.
