



BOARD MEETING MINUTES

GYP SUM ESTATES HOMEOWNERS ASSOCIATION TO BE HELD ON WEDNESDAY, FEBRUARY 26, 2025 AT 10:00AM. MEETING MINUTES (Draft – Not Approved)

1. **Call to Order** The Meeting was called to order by Katarina Bohlin of Integrated Mountain Management at 9:03am.
2. **Verification of a Quorum** A quorum was present with the following Board Members present, Rick Hearder and Chris Lord. Also present was Katarina Bohlin of IMM.
3. **Owner Forum** (Owners wishing to address the Board) One owner asked when the next election will take place, as they are interested in joining the board. Another owner mentioned that a lot of Hispanics live in the community and there should be an option of having a translator present at the Annual Meetings, so that non-English speakers can have input and be involved at the meeting. More notice for the annual meeting was mentioned (30 days minimum), as well as wanting it posted on the doors in English and Spanish. The want for better landscaping costs was discussed, which Chris mentioned IMM has the lowest cost that he has found. Owner also wants to make sure IMM and Board stay up to date on the water increases with the Town of Gypsum. Parking issues on street, Chris has already spoke with the gypsum police department, which they don't handle much enforcement on.
4. **Executive Session** (Management and Board only) Rick moved to enter into executive session at 9:40am, Chris second, and executive session was entered.
5. **Actions from Executive Session** (if applicable) Exited Executive Session at 9:51am. Chris Motioned to approve sending the following accounts to the attorney for further collection efforts on Monday, March 3rd if not paid; 62, 33, and 63, Rick seconded, all were in Favor. Rick Motioned to approve account 42 with repayment plan of \$300 biweekly, while keeping up to date on current assessments. If defaulted per the Collection Policy, this account will be sent to the attorney for collections, Chris seconded, all were in favor.
6. **Adjourned** at 9:54am.

*Executed by Integrated Mountain Management on behalf of the Gypsum Estates Board of Directors.
Although this is a Board Meeting, Owners are welcome to attend during Open Session.*

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