



OAK MEADOWS HOMEOWNERS ASSOCIATION

Wednesday, March 19, 2025 5:00 P.M.

VIA ZOOM

1. **Call to Order** The Meeting was called to order by Bob Johnson at 5:02 pm.
2. **Verification of a Quorum** There was a quorum present. From the Board Ken Neubecker, Lauren McCormick and Tobie Powell, Tillman Holloway, Jennifer Brocker, and Josh Taylor were present. Also present was Bob Johnson and Katarina Bohlin with IMM.
3. **Homeowners Open Forum** None.
4. **Approval of Prior Meeting Minutes (01/15/2025 & 02/12/2025)**: Tobie motioned to approve the meeting minutes from 1/15 and 2/12, seconded by Josh, All were in Favor.
5. Bob Johnson reviewed the financials. As of January 31, 2025, there was \$47,624 in the Operating account, \$286,336 and \$85,681 in the Reserve accounts, with a total cash amount of \$419,641. The Reserve accounts are categorized into four different categories: Filing 4 Townhomes, filing 4 General, Filing 3, and Storage. Oak Meadows YTD has expense over income of \$4,039, due to 19k tennis court project.
5. **Discussion and Action Items:**
 - a. **Budget Approval** Bob presented the 2025-26 Budget, showing a slight increase for fire mitigation work. Tobie voiced concerns as to why fire mitigation is a part of F3. It was noted that everyone benefits from it and only \$1,600 is contributed from F3 for the year, which can be moved around if needed. Tobie will send IMM Fire Mitigation information to share with the membership, IMM will email it out. Ken motioned to approve the 2025-26 Budget, seconded by Tillman, All were in Favor and the Budget was approved.
 - b. **Disc Golf Trial Run Approval** Tobie motioned to approve the disc golf trial run period, seconded by Josh, All were in Favor.
 - c. **Initial Payment for Tallingo's Painting LLC** Ken motioned to pay the 40% deposit for the townhome painting project, seconded by Lauren, All were in Favor. Ken will have Tallingo's send IMM the invoice to process.
 - d. **Roads** Repaving or patching needs to be done. IMM will reach out to road contractors to have them evaluate what is needed to be done and to get short-term and long-term bids.
 - e. **IMM Contract** Auto renewal is coming up, Ken feels a lot better now than he was before. Tisha emailed questions to IMM.
 - f. **Power Easement Request** Steve Carter presented that 4 lots are selling together, which have no power and has asked the Board to grant permission for an 80 ft easement which would be no charge to the HOA, the sellers and/or buyers would be responsible for costs. Bob recommended ensuring the governing documents do not require plat amendment. Steve will



send the draft easement from Holy Cross, then send it to the attorney. No action was taken.

6. **Schedule Next Board Meeting** The next scheduled Meeting will be the Annual Meeting on April 23rd, 2025 at 5:00 pm. IMM will send the Annual Meeting packets out to the membership.
7. **Adjourn** at 6:32 pm.

Executed by Integrated Mountain Management on behalf of the Oak Meadows Board of Directors.

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