



## BOARD MEETING MINUTES

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### ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION

THURSDAY, MARCH 20, 2025, AT 2:00 PM MDT  
ZOOM MEETING

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#### MINUTES (APPROVED)

1. **Call to Order** – The meeting was called to order by Bob Johnson of IMM at 2:03 p.m.
  2. **Verification of Quorum** – Quorum was verified as all directors were present; Kym Rodgers, Todd Clark and Marie Garcia. Also present were Bob Johnson and Grant Gladson of Integrated Mountain Management.
  3. **Owners Open Forum** – No comments were brought forward.
  4. **Approval of Meeting Minutes 9/26/24** – Kym motioned to approve the previous meeting minutes, Todd seconded and all were in favor.
  5. **Financial Review** – Bob Johnson conducted a financial review which reported \$120k in total cash which was made up of \$50k in the operating budget and \$70k in the reserve fund. It was confirmed that the assessments were the same rate as 2024. The board agreed to update the existing Reserve Study to help clarify the projected amount needed for ongoing Reserve funding.
  6. **Discussion and Action Items**
    - a. **Maintenance/Project Updates**
      - i) **Washing Machine Replacement** – It was noted that the new washer and dryer were installed and functioning properly.
      - ii) **Monument Signage** – The Board tabled action for an entry sign pending direction for a design to consider.
      - iii) **Comcast Contract Renegotiation** – The internet and cable service for the building was reviewed for a contract upgrade that would present a savings of roughly \$15 with faster speeds and higher quality service.
    - b. **Upcoming Projects**
      - i) **Railing and Carpet** – It was addressed that the project would cost \$37,490 and Marie volunteered to investigate railing options to finalize design. Marie motioned to approve the railing update, Kym seconded and all were in favor.
      - ii) **Planter Renovation** – Tabled.
      - iii) **Deck/woodchip area** – Tabled.
      - iv) **Other** – Board requested options to be considered for heating in the boiler and laundry room for 2025 winter. The Board also wants to consider an electrical utility upgrade.
    - b. **Governance Policies Approval** – Marie motioned to approve the governance policies including Conduct of Meetings, Collections, Enforcement and Phone and Email. Kym seconded; all were in favor.
  7. **Additional Business** – No additional business was brought forward.
  8. **Adjourn** – Meeting was adjourned at 3:09 p.m.
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