



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, MARCH 24, 2025, AT 3:00 PM

BY ZOOM

MINUTES

I. Call to Order

The Board Meeting was called to order at 3:00 p.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 and Lindsay Rosenfeld of Integrated Mountain Management.

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

No items brought forward.

IV. Approval of Board Meeting Minutes 2/24/25

The Board Meeting Minutes from 2/24/25 were motioned for approval by Mike, seconded by Joe, and unanimously approved.

V. Discussion and Action Items:

- a. **Financial Review** - The financials as of 1/31/25 were reviewed. It was reported the Association had \$61,722.27 in the Operating account, and a combined total of \$1,085,995.38 in the three Reserve accounts. It was also noted the Budget Comparison reflected \$49,128.90 income over expense year-to-date.
- b. **Ratify Budget Approval / Annual Meeting 4/28/25** - The proposed 2025-2026 Budget was reviewed and discussed, with assessments at the existing rate of \$1,950 per unit per quarter and income and expenses projected at \$336,600. The 2025-2026 Budget was motioned for approval by Lance, seconded by Biege and unanimously approved. The Budget will be presented to the membership for ratification at the Budget Ratification & Annual Meeting scheduled for 4/28/25.
- c. **Status of STRs** - The Association's STR Policy was reiterated. An email communication was recently sent to the membership reminding owners of the registration requirements, available on the website: integratedmountain.com/meadowranch.
- d. **Speeding in Parking Lot** - The safety concern of excess speed was discussed. Email reminders to slow down through the community have been sent to the membership. The Board requested an additional reminder for caregivers to watch children closely and report speed violators.
- e. **2025 Painting Schedule** - It was noted that the painting project is confirmed with IPS with schedule TBD.
- f. **Stairway Project** - Estimates are still needed for the two stairways that need to be built and a third stairway that needs concrete repair and handrail repair.

VI. Construction Requests

a. Unit 320 – Replacement of Windows and Exterior Doors

Request for window replacements at Unit 320 was reviewed and accepted with the condition of receiving the completed packet and all submittal requirements.

VII. Additional Business

N/A

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

a. Status of Legal Issue

The Board entered Executive Session at 4:05 p.m. by motion from Gerry, second from Joe. Action carried unanimously.

VIV. Actions from Executive Session (if applicable)

Open Session resumed at 4:13 p.m. Motion was made by Joe to sign settlement of the enforcement legal matter, seconded by Gerry, and unanimously approved.

XI. Adjournment

With no further business brought forward, the Board Meeting adjourned at 4:14 p.m.