



BOARD MEETING MINUTES

RANCH AT COULTER CREEK HOMEOWNERS ASSOCIATION BOARD MEETING

Thursday, April 3rd, 2025, AT 6:30 PM

MEETING MINUTES

Meeting Minutes

1. **Call to Order** The Board Meeting was called to order by Katarina Bohlin at 6:32pm.
2. **Verification of a Quorum** A quorum was verified with the following Board Members present Robbie Levin, Harry Peisach, Tim Pestotnik, and Tom Rice. Also present was Katarina Bohlin of IMM.
3. **Approval of Prior Meeting Minutes (12/3/2024)** Harry motioned to approve the meeting minutes from 12/3/24, seconded by Tim, all were in favor.
4. **Homeowners Open Forum** None.
5. Discussion and Action Item
 - a. **Election of Board Officers** Harry motioned to approve Robbie for President, seconded by tom, all were in favor. Robbie motioned to approve Harry for Vice President, seconded by Tom, all were in favor. Robbie Levin will remain President, and Harry will remain Vice President.
 - b. **Discussion and approval or disapproval of road sealing bids** Robbie presented that he received two bids, one for 29k, the other for almost 10k less. Tom and Robbie will reach out to the vendors with additional questions before moving forward. No action was taken.
6. **Additional business if any** None.
7. **Adjourn** Robbie motioned to adjourn, seconded by Tom, and the meeting was adjourned at 6:47pm.

Executed by Integrated Mountain Management on behalf of the Ranch at Coulter Creek Board of Directors. Please note that under the Colorado Common Interest Ownership Act (CCIOA) all Board meetings are open to owners for attendance.

Katarina Bohlin
Community Association Specialist
970-930-6203

Bob Johnson
Founding Partner/Executive Vice President
970-230-9615