



ANNUAL MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, APRIL 28, 2025 AT 5:00 PM
VIA ZOOM

Meeting Minutes (Unapproved)

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:03 p.m.
2. **Verification of a Quorum** a quorum was not verified with less than 51% of the membership present. In total, 13 units were represented either in person or by proxy along with Katarina Bohlin and Bob Johnson of Integrated Mountain Management.
3. **Approval of Prior Member Meeting Minutes 8/26/24** The meeting minutes were reviewed and approved by those present.
4. **Financial Review** Bob Johnson informed the members that the Association operates on a fiscal budget. He presented financial statements as of 2/28/25 and reported a balance of \$84,439.55 in the Operating account, \$70,436.45 in the Reserve account, \$49,087.55 in the Special Assessment account, and \$980,308.63 in the Wells Fargo account.
5. **Discussion and Action Items**
 - a. **Recap of 2024/2025 Projects** The Association took on the following projects: Phased painting project, Parking lots, and landscaping.
 - b. **2025-2026 Project Options** Concrete work on walkways, tree care, painting were discussed along with making sure we stay on top of parking lot conditions and preventative maintenance.
6. **Additional Business**
 - **Education** The Association's Collection policy will need to be updated again this year with recent changes to state laws. The updated policy will be posted to the website once signed.
7. **Board Election** All 5 positions were available, however without a quorum, an election could not be held. No volunteers expressed interest in running for the Board and so the current Board members will remain. Biege Jones, Lance Clarke, Joseph Glick, Mike Potter, and Gerry Schwartz.
8. **Adjourn** at 6:10 p.m.



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Executed by Integrated Mountain Management on behalf of the Meadow Ranch Board of Directors.

Katarina Bohlin

Community Association Specialist
970-930-6203

katarina.bohlin@integratedmtn.com

Bob Johnson

Founding Partner/Executive Vice President
970-230-9615

bob.johnson@integratedmtn.com

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