



MESA RIDGE TOWNHOME ASSOCIATION

MAY 6TH, 2025 AT 3PM

1. **Call to Order** The meeting was called to order at 3:02pm by Bob Johnson with Integrated Mtn Management (IMM).
2. **Verification of Quorum** A quorum was established, with 4/5 Board Members present. Andrea Dazzi, Joan Hollerbach, Dani Wesolowski, and Cyndi Powers were all in attendance, along with Bob Johnson and Danielle Smith of IMM.
3. **Approval of Previous Meeting Minutes (1/23/25)** A motion was made to approve the minutes. Motion made by Joan and seconded by Cyndi. All were in favor.
4. **Financial Review** Bob reported on the financials. The Operating Account has a balance of \$53,908.51, the Reserve Account has a balance of \$35,609.47, and the CD Account is at \$64,585.66. For a total of \$154,103.64 in available cash.
The 2025-2026 budget has \$43,000 budgeted for projects. \$9000 has been spent already since the start of the fiscal year, April 1st.
5. **Committee Updates**
 - a. **BMSA Representative** Cyndi presented updates and events for Battlement Mesa. She has flyers available at the meeting for anyone interested in the topics she discussed. Battlement Mesa and Parachute working on transition to be separate for tax reasons.
 - b. **Architectural Committee** John was not present to share any updates.
6. **Discussion / Action Items**
 - a. **Board of Director Positions** Dani is the president, Andrea is Vice President, Cyndi is Secretary, Joan is the Treasurer, John is member at large. Joan made a motion to approve, Andrea seconded, all in favor.
 - b. **Statements to be mailed** Several owners have requested a paper copy of their statements quarterly, as well as any community flyers. Dani has agreed to print and deliver these paper copies, IMM will email them to her upon request.
 - c. **Gutters clean/repair list** The Board would like a full gutter repair and clean audit. Some have been done very recently, others are in need off attention. IMM to send an email to the membership asking who needs repairs, cleaning and/or down spout extensions.
 - d. **Additional Discussion**
 - Joan mentioned some trim work that needs done throughout the property.
 - IMM working on tree removal in a couple areas, 10 North and 210 South, which is part of the Association fire mitigation. Need to watch the landscaping budget. There were unanticipated repairs made on backflow and sprinklers.
 - There were backflow repairs made this year. Joan will look at past records to see what repairs were made last year to ensure it isn't the same backflows that are an issue each year.



- Andrea requesting the burms are mowed 2 times a year in, should be in the contract, IMM to check on contract. 216 West specifically needs attention. The Board is interested in pre-emergent next Spring.
- Looking for trailer for community clean up. Another option is to leave piles of debris and pay for it to be removed. The Board asked for members participating in the cleanup to bring, clippers, saws, etc.

7. Capitol Projects Update

- 210 and 216 South – Tree needs to be trimmed, not cut down. IMM to call the tree company to adjust the scope of work.
- Need spreadsheet on all projects, IMM to gather details and create this, Joan will provide her list of repairs needed.

8. Owner Open Forum

- 28 North Ridge Owner – On-going water issue, he spoke with Daly, who will be adjusting this year to not create same problem. The Owner still has holes in drywall from last year, to see how far water damage went. Daly to test for a leak in the lines at this house. IMM to instruct Daly to move forward with the test. Need gutter extensions done, Danielle (IMM) to send IMM Maintenance.
- Owner – Wondering if the landscape company has confirmed that the clock is working.
- Joan - Would like to have a walk-around after sprinkler start up completion to verify everything is correct.
- 210 West Ridge – Would like to move some of the rocks on the side with the erosion issue. IMM is currently in the process of getting bids for this. The Board is ok if the owner wants to begin moving rocks at their own risk and expense.

9. Executive Session Entered at 4:23 pm. Motioned by Joan first, seconded, by Andrea. Exited Executive Session at 4:28pm.

10. Actions from Executive Session – If any Dani motions to move to the next step on 39N, 124S, 56N, 45N for collections, Joan seconded, all in favor.

11. Adjourn Bob adjourned the meeting at 4:28pm.