



BUDGET RATIFICATION/ ANNUAL MEETING MINUTES

ROARING FORK MANOR CONDOMINIUM ASSOCIATION

MONDAY, MAY 19TH, 2025, AT 4:00 PM

ZOOM MEETING

MINUTES (APPROVED)

1. Call to Order

The owners meeting was called to order at 4:03 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of a Quorum

3. The 50% quorum was verified. Also present were Bob Johnson and Paul Tomoashoky of Integrated Mountain Management. Due to the presence of a quorum, the Budget Ratification was combined with the Annual Owners Meeting.

4. Approval of 2024 Meeting Minutes

The Minutes from the prior Annual Owners Meeting were motioned for approval by Jeremy Joslin, seconded by Phyllis Joslin, and unanimously approved.

5. Financial Review & 2025-2026 Budget

The Financials as of 3/31/2025 were reviewed. It was reported the Association had \$32,731.00 in the Operating account, \$92,405.79 in the Reserve account. It was noted that the association is pacing in line with budget.

The 2025/2026 Budget was presented with no change to the current assessment amount and ratified.

6. Discussion Items

a. **Recap 2024 Projects** Cable service billing was reviewed, and adjustments were made to eliminate a non-essential service line. Roof repairs were completed.

b. **2025 Projects** Power washing was completed in garage areas and landscaping project was complete. Additional brush trimming along the riverside will be considered.

7. Additional Business

8. Board Member Elections (4 positions - 1 year term)

It was announced that 4 director positions were available for election of a one-year term each. With no additional nominations or volunteers from the floor, the existing Board members agreed to continue serving for the next term and were elected by acclamation: Frank Johnson, Shane Evans, Jeremy Joslin, and Phyllis Joslin.

9. Adjourn

With no further business brought forward, the Annual Owners Meeting adjourned at 4:38 p.m.