



# BOARD MEETING MINUTES

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## MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, MAY 27, 2025, AT 3:00 PM

BY ZOOM

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### MINUTES

**I. Call to Order**

The Board Meeting was called to order at 3:02 p.m. by Bob Johnson of Integrated Mountain Management.

**II. Verification of Quorum**

Quorum of the Board was verified as all directors were present: Lance Clarke, Mike Potter, Gerry Schwartz, and Joe Glick. Also present were Bob Johnson and Katarina Bohlin of Integrated Mountain Management.

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

A few owners brought up concerns of the chemicals used for weed spraying and would like notice moving forward when weed spraying will take place. Mike will find out what product Norm used, and will let Norm know to inform IMM on future dates so the membership can be notified.

**IV. Approval of Board Meeting Minutes 3/24/25**

The Board Meeting Minutes from 3/24/25 were motioned for approval by Gerry, seconded by Lance, and unanimously approved.

**V. Discussion and Action Items:**

- a. **Financial Review** - The financials as of 4/30/25 were reviewed. It was reported the Association had \$75,959.70 in the Operating account, and a combined total of \$1,119,753.23 in the three Reserve accounts. It was also noted the Budget Comparison reflected \$92,257.16 expense over income year-to-date, due to painting and parking lots projects.
- b. **Report on Tree Walkthrough with Earthwise** Lance mentioned that the Board walked the property with Earthwise, and they identified spruce trees hanging over units. The proposal came in at 15k. The Board would also like to notify the affected owners. Lance motioned to approve Earthwise's proposal and get on their schedule, seconded by Joe, all were in favor. IMM will contact Cory to get on their schedule.
- c. **Stairway Repair** Gerry motioned to approve Stormhill's proposal, seconded by Joe, all were in favor. Mike will schedule.

**VI. Construction Requests**

- a. **Unit 40 – Mulch Replacement with Firewise Vegetation** Lance motioned to approve the outlined scope of work, seconded by Mike, all were in favor.
- b. **Unit 90 – Proposed Deck Project** Unit 90 will need to provide permit and scope of work before the Board can take action. Tabled.
- c. **Unit 122 – EV Charger and Bike Shed Request** For the EV Charger request, Riley will provide the Board with a cover option for cord. Joe will prepare a conditional agreement, and will send it to the Board for approval. Once approved by the Board, IMM will send it to the owners for signatures. For the bike shed request, Lance motioned to approve conditionally with cedar siding to mimic the rest of the building, seconded by Joe, all were in favor.
- d. **Unit 252 – Boiler and Hot Water Tank Replacement** Lance motioned to approve, seconded by Mike, all were in favor.
- e. **Unit 143 – Bathroom Remodel** Mike motioned to approved the bathroom remodel, seconded by Lance, all were in favor. The owner will need to have owners sign form and submit \$1,000 deposit before beginning work.
- f. **Unit 212 – Single Zone Air Conditioning Split System** Mike motioned to approve, seconded by Joe, all were in favor.

**VII. Additional Business**

N/A

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

IX. None.

**VIV. Actions from Executive Session (if applicable)**

None.

**XI. Adjournment**

With no further business brought forward, the Board Meeting adjourned at 5:30 p.m.