



# BOARD MEETING MINUTES

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## MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, JUNE 23, 2025, AT 3:00 PM

BY ZOOM

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### MINUTES

**I. Call to Order**

The Board Meeting was called to order at 3:01 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, Biege Jones, and Joe Glick. Also present were Bob Johnson and Katarina Bohlin of Integrated Mountain Management.

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

None.

**IV. Approval of Board Meeting Minutes 5/27/25**

The Board Meeting Minutes from 5/27/25 were motioned for approval by Lance, seconded by Biege, 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. **Proposed Changes to the EV Agreement** Lance moved to approve the amended changes to include "occasional overnight guests" and "should the charger become dysfunctional or cease being used for a period of one hundred twenty (120) days or more unless extended by the Board at the owners' request", seconded by Joe, all were in favor. Joe will send IMM the final EV Agreement.

**VI. Construction Requests**

- a. **Unit 100 – Request for Basement Dig Out** The Board has follow up questions. Scott will find out answers and send it to IMM for Board review. Tabled for now.

**VII. Additional Business**

- a. Gerry motioned to approve Alpine Bank resending the paperwork stating all Board Members are signers as of June 23<sup>rd</sup>, 2025, seconded by Mike, all were in favor.

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

- IX. Mike moved to enter executive session, seconded by Lance, and executive session was entered at 4:23p.m.

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

None.

**XI. Adjournment**

With no further business brought forward, the Board Meeting adjourned at 4:44 p.m.