



## BOARD MEETING MINUTES

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### ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION

THURSDAY, JUNE 26, 2025, AT 2:00 PM MDT

#### ZOOM MEETING

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#### MINUTES (Approved)

**1. Call to Order**

The Board Meeting was called to order at 2:00 p.m. by Bob Johnson of Integrated Mountain Management.

**2. Verification of Quorum**

Quorum of the Board was verified as all directors were present: Marie Garcia, Todd Clark, and Kym Rodgers. One owner was also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

**3. Owners Open Forum**

N/A

**4. Approval of Meeting Minutes 3/20/2025**

The Minutes from the prior Board Meeting of 3/20/2025 were motioned for approval by Marie, seconded by Todd, and unanimously approved.

**5. Financial Review**

The Financials as of 5/31/2025 were reviewed. It was reported the Association had \$45,234.57 in the Operating account, and a combined total of \$74,776.11 in the Reserve accounts. It was also noted that there are no outstanding owner receivables.

**6. Discussion and Action Items**

**a. Maintenance/Project Updates**

- i) Ratify Reserve Study Update** – It was ratified that the Board approved an updated Reserve Study for \$3,800 with Aspen Reserve Specialties.
- ii) Custodial Work** – The Board requested to secure a provider for custodial services.
- iii) Railing Project Completion** – The railing project was reported as complete and invoice payment forthcoming.
- iv) Monument Signage** – The project to replace the monument sign is underway.

**b. Upcoming Projects**

- i) Carpet** – The Board requested a quote for industrial cleaning for the fall and may consider carpet replacement options in the near future as needed.
- ii) Planter Renovation** – Tabled.
- iii) Deck/woodchip area** – Tabled.
- iv) Other** – N/A

**7. Additional Business**

- **Updated Collection Policy** – It was noted that an update collection policy is required by October 2025 to comply with state legislation and will be drafted for the Board's review and approval.

**8. Adjourn**

With no further business, the Board Meeting adjourned at 2:25 p.m.