



## SPECIAL OWNER MEETING MINUTES

---

### MESA RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION

TO BE HELD ON WEDNESDAY, JULY 23<sup>RD</sup>, 2025, AT 5:30 P.M.

IN PERSON AT  
THE PARACHUTE LIBRARY

---

#### AGENDA

1. **Call to Order** The meeting was called to order at 5:41pm by Bob Johnson of Integrated Mtn Management (IMM).
2. **Verification of a Quorum** A quorum was verified with over 43 units represented in person or by proxy. Also present was Bob Johnson and Danielle Smith of IMM.
3. **Financial Review** Bob Johnson of IMM reviewed the financials as of June 30<sup>th</sup>, 2025. There is \$52,508.75 in the Operating Account and \$69,416.17 in the Reserve Account.
4. **Reserve Analysis** Bob presented the spreadsheet which explained its purpose to the membership as a financial planning tool for future expenses, including but not limited to roofs, irrigation, insurance, roads, and painting.
5. **Capitol Project List** The list presented was a current list of projects, and specific future items.
6. **Discussion and Action Items**
  - a. **Special Assessment Discussion and Approval** There was much discussion between the members on the option of a Special Assessment. David Hallford motioned to approve a Special Assessment for \$1200 for each unit, due by October 1<sup>st</sup>, 2025. Lynn Shore seconded the motion. A vote of the membership took place, the Special Assessment was approved. IMM to send notice to the membership.
7. **Adjourn** at 6:53pm.

---

*Executed by Integrated Mountain Management on behalf of the Mesa Ridge Townhome Board of Directors.*

**Danielle Smith**

Community Management Specialist  
970-930-6322

[danielle.smith@integratedmtn.com](mailto:danielle.smith@integratedmtn.com)

**Bob Johnson**

Founding Partner/Executive Director  
970-230-9615

[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)