



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, JULY 28, 2025, AT 3:00 PM

BY ZOOM

MINUTES

I. Call to Order

The Board Meeting was called to order at 3:04 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, Brenda Rivas, and Katarina Bohlin of Integrated Mountain Management.

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

None.

IV. Approval of Board Meeting Minutes 6/23/25

The Board Meeting Minutes from 6/23/25 were motioned for approval by Lance, seconded by Joe, and unanimously approved.

V. Discussion and Action Items:

- a. **Financial Review** - The financials as of 6/30/25 were reviewed. It was reported the Association had \$36,754.80 in the Operating account, and a combined total of \$1,180,630.77 in the three Reserve accounts with a total cash amount of \$1,117,385.57. It was also noted that we are pacing right in line with assessment income.
- b. **Rules and Regulations Revisions** IMM will revise the Rules and Regulations with updated management information, and short term parking from 30 days to 14 days.
- c. **Registration Forms Owners Need to Fill Out** Katarina updated and reviewed the revised registration forms. IMM will upload new forms to website.
- d. **Private Property Signs – Installation Details** The Board will set up a site visit for placement of signs and discuss the option of steel or wood posts.

VI. Construction Requests

- a. **Unit 242 Repair Work Request** The Board will need to review the scope of design work for the railing, which will have to include 4 inch spacing up to code with the the town of Snowmass Village, and permit. If a permit is not required, the Board requests an email stating so.
- b. **Unit 100 – Basement Dig Out** The Board had additional questions and concerns after reviewing the plans. The Board will be meeting on site with the architect to discuss further. Tabled.

VII. Additional Business

- a. None.

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

Gerry moved to enter executive session, seconded by Joe, and executive session was entered at 5:06 p.m.

IX. Actions from Executive Session (if applicable)

None.

XI. Adjournment

With no further business brought forward, the Board Meeting adjourned at 5:32 p.m.

Bob Johnson

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Katarina Bohlin

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