



BOARD MEETING MINUTES

BENEDICT COMMONS CONDOMINIUM ASSOCIATION

TO BE HELD ON WEDNESDAY, AUGUST 6TH, 2025, AT 3:30 PM

MEETING MINUTES

1. **Call to Order** – Board meeting was called to order at 3:31pm by Bob Johnson
2. **Verification of Quorum** – Quorum was confirmed with Molly Faath, Jon Fightlin, Max Twarjan, Tom Hayles, and Justin McDuffie present.
3. **Approval of Prior Meeting Minutes** – Justin motioned to approve the minutes, Molly seconded and all were in favor.
4. **Financial Review** – Bob Johnson conducted the financial review that included \$29k in operating \$121k in reserve and \$79k in and investment account totaling \$229k in cash.
5. **Discussion and Action Items**
 - a. **Zone Valve and Circuit Setter Proposal** Isael joined the meeting to explain his process so far and what is needed. There are 8 zone valves and 57 circuit setter total. Financing options were discussed with Bob J.
 - b. **IMG Communication** Tabled, as some Board members had to leave the meeting.
 - c. **Garage Drain Clogged** Tabled, as some Board members had to leave the meeting.
 - d. **Tree Trimming** Tabled, as some Board members had to leave the meeting.
 - e. **Mtn Waste – Wall Damage** Tabled, as some Board members had to leave the meeting.
6. **Additional Business** – None
7. **Executive Session (Management and Board Members ONLY)** – Not needed
 - a. **Review Delinquent Accounts for Legal Referral**
8. **Actions from Executive Session (If Applicable)** – Not applicable
9. **Adjourn** – Adjourned at 4:45pm