



BOARD MEETING MINUTES

WOODEN DEER HOMEOWNERS ASSOCIATION

THURSDAY, AUGUST 7, 2025 AT 3:00 PM

MEETING MINUTES (Unapproved)

1. **Call to Order** the Board Meeting was called to order by Bob Johnson at 3:00pm.
2. **Verification of a Quorum** A quorum was verified with the following Board members present Martha, Duncan, Marc, and Cathey. Also present were Bob Johnson and Katarina Bohlin of IMM.
3. **Approval of Prior Meeting Minutes (5/7/25)** Martha motioned to approve the meeting minutes from 5/7, seconded by Duncan, all were in favor.
4. **Discussion and Action Items**
 - a. **Financial Review** Bob reported that as of 6/30/25 the association had \$20,872.10 in the Operating Account and \$60,458.83 in the Reserve Account, with a total cash balance of \$81,330.93.
 - b. **2026 Budget Review & Approval** Marc moved to approve the 2026 Budget with assessments increasing to \$3,080 annually, seconded by Cathey. All were in favor.
 - c. **SGM Estimate** Duncan reported that an assessment would cost around 6k. Duncan will find out the shelf life of the report. Tabled.
 - d. **Revision of Covenants: Status, Timeline and Process** Altitude is currently working on finishing the revised covenants. After completion IMM will send the covenants and ballots out to the membership for voting.
 - e. **Water Leak Discussion & Next Steps** Marc motioned to approve a meter calibration test on all meters, seconded by Duncan, all were in favor.
 - f. **Well Field Plan** Tabled.
 - g. **Road Repairs** Tabled.
5. **Additional Business**
 - a. **Board Member Terms** Bob reported that the Board should consist of 3 members, and currently there are 4. Tabled until the Annual Meeting.
6. **Executive Session** Marc moved to enter into executive session, Cathey Seconded. Executive Session was entered at 4:11pm.
7. **Actions from Executive Session** None.
8. **Adjourn** The Meeting was adjourned at 4:15pm.

Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors. Please note that under the Colorado Common Interest Ownership Act (CCIOA) all Board meetings are open to owners for attendance.