



ROARING FORK CONDOMINIUMS ASSOCIATION ANNUAL MEETING MINUTES TUESDAY, AUGUST 19, 2025, VIA ZOOM

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:00 p.m.
2. **Verification of a Quorum** A quorum was verified with at least 1/3 of the membership present either in person or by proxy. In total, 10 units were represented along with Bob Johnson and Danielle Smith of Integrated Mountain Management. The Budget Ratification meeting was combined with the Annual Member Meeting.
3. **Approval of Prior Member Meeting Minutes** The previous meeting minutes were reviewed. Clark Rieves moved to approve the minutes as written, seconded by James Hauskins, and all were in favor. The motion carried.
4. **Financial Review** Bob Johnson presented financial statements as of 6/30/2025 and reported a balance of \$79,108.48 in the Operating account, \$6,285.67 in the Reserve account. Year to date, the association is income over expense as the Special Assessment was not budgeted for 2025. Expenses are under budget but will even out over the remainder of the year.
Budget Review Bob Johnson reviewed the 2026 budget with no change to the current assessments. With the no change, the reserve will be funded \$20,000 by the end of 2026. The budget was ratified as presented by a lack of veto. The budget will go into effect on January 1st, 2026.
5. **Discussion and Action Items**
 - a. **Recap 2025 Projects** The stair project was completed along with the removal of chimneys and closure of the fireplaces.
 - b. **2025 Projects** The members would like to look into getting a bike rack and parking lot stripping in the Spring of 2026.
6. **Board Election** One Board position was up for election, Kathleen Gilstrap volunteered to serve as a Board member for another 3 year term with no opposition. She was elected by acclamation. The Board consists of the following directors, James Hauskins (2027), Kathleen Gilstrap (2028), and Rebekah Sease (2026).
7. **Adjourn** at 5:36 pm.