



## MESA VIEW ESTATES HOMEOWNERS ASSOCIATION

### Annual Meeting

WEDNESDAY, AUGUST 20th, 2025, AT 5:30 PM  
AT THE MESA VIEW PARK

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- 1. Call to Order** The meeting was called to order at 5:35 pm by Bob Johnson.
- 2. Verification of a Quorum** a quorum was verified with at least 10% of the units present either in person or by proxy. In total, 17 units were represented. The Annual Meeting and the Budget Ratification Meeting were combined. Bob Johnson, Danielle Smith and Brenda Rivas of Integrated Mountain Management (IMM) were also present.
- 3. Approval of 2024 Meeting Minutes** Dave made a motion to approve, Eddie seconded. All were in favor, the minutes were approved and will be posted to the website.
- 4. Financial Review & 2026 Budget** Bob J. reported on the financials as of 6/30/2025 the Operating account had \$2,024.48 and the Reserve account had \$16,825.25. For a cash total of \$18,849.73. There was discussion on the 2026 Budget and financial position of the Association. The 2026 Budget was ratified, the annual dues for 2026 will be \$160/lot.
- 5. Additional Business / Education**
  - The Collection Policy is being revised per the State of Colorado. IMM will request Altitude draft the policy, then send it to the Board for approval and signature.
  - A homeowner brought up concerns about dry areas in the Association.
  - Bob J. explained the Document Rewrite Process to the membership. IMM agreed to send updates regarding the process as it moves forward.
  - There was discussion on insurance rates for individual homes amongst the members.
- 6. Board Member Elections (1 position, 3-year term)** Jack Ehlers agreed to rerun and his new term is set to expire in 2028. The other Board members are Eddie Aragon (2027) and Denice Brown (2026).
- 7. Adjourn** at 6:18pm.

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*Executed by Integrated Mountain Management on behalf of the Mesa View Estates Board of Directors.*

**Bob Johnson**

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