



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, AUGUST 25, 2025, AT 3:00 PM

BY ZOOM

MINUTES (Approved)

I. Call to Order

The Board Meeting was called to order at 3:10 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 07/28/25

The Board Meeting Minutes from 07/28/2025 were motioned for approval by Lance, seconded by Joe. All in favor.

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 \$1,217,385.57. It is noted that the association is expense over income due to time variances and project work.
- b. **Changes to Rules and Regulations** Tabled to next meeting.
- c. **No Trespassing Signs Installed – Reminder to Owners to Register Vehicles** It was reported that Norm has installed No Trespassing Signs. IMM to upload Registration forms to website and send email to membership requesting vehicle registration.
- d. **Discussion on Funding Tree Removal** Lance recommended that a policy for tree removal should be in place stating who is responsible for tree removal. He will draft up a policy to be reviewed.

VI. Construction Requests

None.

VII. Additional Business

None.

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

Lance moved to enter executive session, seconded by Biege, and executive session was entered at 4:22 p.m.

VIV. Actions from Executive Session (if applicable)

None.

XI. Adjournment

With no further business brought forward, the Board Meeting adjourned at 4:47 p.m.

Bob Johnson

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