BUDGET RATIFICATION / ANNUAL MEMBERS MEETING MINUTES

GYPSUM ESTATES HOMEOWNERS ASSOCIATION

TUESDAY, AUGUST 26, 2025 AT 6:00 PM
AT THE GYPSUM RECREATION CENTER

MINUTES (Approved 09/22/2026)

1. **Call to Order**
   The meeting was called to order at 6:00 p.m. by Bob Johnson of Integrated Mountain Management.
2. **Verification of a Quorum**
   A 10% quorum of the members was verified with 20 lots represented either in person or by proxy. Bob, Lindsay and Katarina were also in attendance from Integrated Mountain Management. Due to the presence of quorum, the Budget Ratification was combined with the Annual Members Meeting.
3. **Approval of 2024 Annual Members Meeting Minutes**
   Approval of the 2024 Annual Meeting Minutes was motioned by Leigh Harris, seconded by Glynne Diggle. All in favor.
4. **2025 Budget & Financial Review**
   The Financials as of 6/30/25 were reported, with the Association having $27,071.04 in the Operating account, $6,532.03 Working Capital, $16,594.31 in the CD Reserve account, with a total cash amount of $50,197.38. It also represented that the association is $6,500 income over expense through June.
   The 2025 Budget was presented with no change to the assessments. Landscaping has been reduced, and water has been increased. The 2025 Budget was accepted as presented.
5. **Additional Business / Education**
   Owner brought up the need for weed control. Bob recommended either having individual owners spray themselves for a more cost efficiency solution, or having a commercial applicator spray the entire community.
   Bob mentioned that the Collection Policy for 2025 will need to be updated. IMM will handle getting it updated.
6. **Board Member Election**
   The existing Board agreed to continue serving: Chris Lord (2025-2027), and Rick Hearder (2025-2027). The board shall consist of 3 members. IMM will reach out to the membership to fill the one vacant position (Term 2026).
7. **Adjourn**
   With no further business brought before the membership, the meeting adjourned at 7:40 p.m.