ANNUAL MEETING MINUTES

WOODEN DEER HOMEOWNERS ASSOCIATION

SEPTEMBER 8, 2025, AT 5:30 PM BY ZOOM

Approved 10/14/2026

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1. **Call to Order** the meeting was called to order at 5:31 p.m. by Bob Johnson.
2. **Verification of a Quorum** a quorum was verified with at least One Half of the membership present either in person or by proxy. Also present was Katarina Bohlin and Bob Johnson of Integrated Mountain Management. Due to quorum of the membership being established, the two meetings were combined.
3. **Approval of Prior Member Meeting Minutes** Duncan moved, seconded by Marc, to approve the prior annual meeting minutes, motion carried unanimously.
4. **Financial Review** Bob Johnson presented financial statements as of 6/30/25 and reported a balance of 21k in Operating, 60k in the Reserve account, with a total cash amount of 81k. Year to date the association has 34k income out of 36k due to timing variances. Expense pacing slightly over due to timing variances, mainly with legal. Maintenance is currently under Budget. Water is right in line with Budget.
    - **2026 Budget Review and Ratification** Bob Johnson reviewed the budget with a change to assessments increasing them to $770/quarter or $3,080 annually. Budget ratified by a lack of veto. Budget will go into effect in January 2026.
5. **Additional Business** Bob informed the members of a recent change to state law requiring an update to the Association's Collection Policy. Duncan will handle. Bob also recommends while updating the association's covenants, they should consider including a transfer fee to help fund Reserves.
6. **Board Member Elections (2 positions, 2-year terms)** The current Board consists of Duncan Barber, Cathey Massey, and Marc Lee. Martha Kliebert was thanked for her services on the Board.
7. **Adjourn** at 6:34 pm.

Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors.