



BUDGET RATIFICATION/ANNUAL MEETING MINUTES

SANDALWOOD CONDOMINIUM ASSOCIATION

WEDNESDAY, SEPTEMBER 17, 2025, AT 5:00 PM

ZOOM MEETING

MINUTES (Draft – not approved)

1. Call to Order

The Meeting was called to order at 5:04 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of a Quorum

A quorum (majority, 3 units) of the owners was verified . Also present were Bob Johnson Katarina Bohlin, and Brenda Rivas of Integrated Mountain Management. Due to the presence of a quorum, the Budget Ratification was combined with the Annual Owners Meeting.

3. Approval of 2024 Meeting Minutes

The Minutes from the prior Annual Meeting were motioned for approval by Rachel, seconded by Patrick, and unanimously approved.

4. Financial Review/2025 Budget

The financials as of 6/31/25 were reported as \$5,502.90 in the operating account and \$52,946.23 in the reserve account totaling \$58,449.13 in cash. It was reported that budget is pacing in income, expenses difference are due to timing variance.

The 2026 Budget was presented and ratified with no change to the current monthly assessment rate.

5. Discussion Items

a. Recap 2025 Projects

It was discussed on having a work space for one of the homeowners and decided that common space use would not comply with the Declarations. IMM has been working on Collections policy to be compliant with state requirements on October 2025.

b. Recap 2026 Projects

Decks to be upgraded with the future will be funded with special assessments funds.

6. Additional Business

No additional business was brought forward.

7. Adjourn

With no further business brought forward, the meeting adjourned at 5:34 p.m.
