



VAN RAND PROFESSIONAL CENTER CONDOS ASSOCIATION

WEDNESDAY, SEPTEMBER 17, 2025, AT 10:00 AM

1. **Call to Order** the meeting was called to order by Bob Johnson at 10:13 p.m.
 2. **Verification of a Quorum** A quorum was established with a majority of the members present either in person or by proxy. The two meetings were combined. Also present was Paul Tomashosky and Bob Johnson of Integrated Mountain Management.
 3. **Approve Prior Meeting Minutes** Ryan Alford made a motion to approve the meeting minutes, seconded by Tiffanie Rudow and all were in favor. The motion carried.
 4. **Financial Review** Bob Johnson reviewed the financial statements as of July 31st, 2025. He reported a balance of \$51K in the Operating account and \$36K in the Reserve account. The Budget Comparison report was reviewed, and Bob reported that the Association was income over expense by \$3K year to date when compared to the annual budget. 2026 Budget to be ratified with a contribution of \$50,000 to Reserves.
 5. **Discussion and Action Items**
 - a. **Recap 2025 Projects** Discussion on roof repairs.
 - b. **2026 Projects Prioritized**
 - Brighter stairwell lights
 - Possible sign on corner of property
 - Roof replacement
 - Drywell cleanout
 - Parking lot striping
 6. **Additional Business / Education** Bob Johnson reviewed the new, required 2025 Collection Policy.
 7. **Board Member Elections** Ryan Alford did not renew his position. Tiffanie Rudow volunteered for one Board position. MaryLu Sims volunteered for the other open position.
 8. **2026 Budget Approval** Budget was approved with increasing the Reserves to \$60K.
 9. **Adjourn** at 11:26am
-

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

Bob Johnson
Founding Partner/Executive Vice President
970-230-9615
bob.johnson@integratedmtn.com

Haley Markward
Community Association Assistant
970-930-6341
haley.markward@integratedmtn.com

