



OAK MEADOWS HOMEOWNERS ASSOCIATION

THURSDAY, SEPTEMBER 18, 2025 5:30 P.M.

VIA ZOOM

1. **Call to Order** The Meeting was called to order by Katarina Bohlin at 5:32 pm.
2. **Verification of a Quorum** A quorum was present. From the Board Ken Neubecker, Jim Astrack, Lauren McCormick, Josh Taylor, and Tisha Neuman were present. Also present was Katarina Bohlin and Brenda Rivas with IMM.
3. **Homeowners Open Forum** It was suggested that for future road repair projects, members should walk through association and mark areas to be addressed. Discussion was had and a request was made that homeowners maintain dogs under supervision.
4. **Approval of Prior Meeting Minutes (08/14/2025):** Ken motioned to approve the Meeting Minutes from 8/14/25, seconded by Josh, all were in Favor.
5. **Financials** Katarina Bohlin reviewed the financials. As of July 31st, 2025, there was \$57,838.68 in the Operating account, \$86,394.06 and \$240,941.54 in the Reserve accounts, with a total cash amount of \$385,174.28. The Reserve accounts are categorized into four different categories: Filing 4 Townhomes, Filing 4 General, Filing 3, and Storage.
6. **Discussion and Action Items:**
 - a. **American Asphalt Road Invoice Approval** Invoice for American Asphalt Road was approved to be paid. IMM will send out payment.
 - b. **Kauffman Road Bid Approval** Bid for \$4,800 sealing on roads was approved. IMM will get on schedule.
 - c. **Snow Removal Contract** It was discussed with intention to renew contract with Aspen Plow Co. IMM will obtain contract for 2025-2026 season for Board to approve.
 - d. **No Smoking Signs** IMM will send out email reminder of not smoking in open spaces in the association, particularly around playground and disc golf areas. Tisha will purchase signs to be displayed and be reimbursed by the Board.
7. **Schedule Next Board Meeting** The next scheduled Board Meeting will be Wednesday, October 8th, at 5:30pm.
8. **Adjourn** at 6:14 pm.

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

Katarina Bohlin

Community Association Assistant

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