



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, SEPTEMBER 22, 2025, AT 4:00 PM

BY ZOOM

MINUTES (APPROVED)

I. Call to Order

The Board Meeting was called to order at 4:00 p.m. by Bob Johnson of Integrated Mountain Management.

II. Verification of Quorum

Quorum of the Board was verified as all directors were present: Lance Clarke, Mike Potter, Gerry Schwartz, Biege Jones, and Joe Glick. Also present were Bob Johnson, Brenda Rivas, Katarina Bohlin, and Leonardo Avila of Integrated Mountain Management.

III. Owner Forum (Owners wishing to address the Board)

None.

IV. Approval of Board Meeting Minutes 08/25/25

The Board Meeting Minutes from 08/25/2025 were motioned for approval by Gerry, seconded by Joe. All in favor.

V. Financial Review - The financials as of 7/31/25 were reviewed. It was reported the Association had \$34,686.68 in the Operating account, and a combined total of \$1,185,983.60 in the three Reserve accounts with a total cash amount of \$1,220,670.28.

VI. Discussion and Action Items:

- a. Tree Removal Policy** Board has drafted and sent out guidelines to the Board Members and is receiving input. Finalized guidelines will be presented at next board meeting for voting.
- b. Rules and Regulations Changes** IMM to add Decks, Patios, and Hottubs, to Rules and Regulations and and reference existing documents as exhibits. Addition of weight limits to be added to "Residential Parking" was requested.
- c. Bear Education** Mike reported that signs with bear education have been placed on dumpsters. IMM to send email to membership as reminder that pumpkins are not to be placed outdoors.

VII. Construction Requests

- a. Unit 251 Sump Pump Project** Unit 251 updated that they are in search of plumber to complete repairs to be done. Sump Pump model was approved to aid in drying out crawlspace. They will provide a landscaping plan to be reviewed to create a berm to deter water.
- b. 30 Meadow Ranch approval request for planting tree shrub bushes** Project was approved contingent on the placement of the three plants. Location will be determined in the Spring before digging.

VIII. Additional Business

Mike brought forth discussion on dying Austrian Pine. It was decided not to remove. Mike to provide contract from Save A Tree to Borad to review terms. Gerry inquired on having grass seeded possibility during the Fall. Mike to follow up with Greenscape.

IX. Executive Session (If Needed - Management and Board members only)

None.

XIV. Actions from Executive Session (if applicable)

None.

XI. Adjournment

With no further business brought forward, the Board Meeting adjourned at 5:31 p.m.

Bob Johnson

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