



## BOARD MEETING MINUTES

---

### THUNDER RIVER CONDOMINIUM ASSOCIATION

MONDAY, SEPTEMBER 22ND, 2025, AT 8:30AM

Via Zoom

---

- 1) **Call to Order** 8:30am by Bob Johnson.
  - 2) **Verification of a Quorum** A quorum of the Board was verified with the following directors present: Niki Kessinger, Carole Waterhouse, Ben Sherman, and Kat McAfee. Also present was Bob Johnson and Paul Tomashosky of Integrated Mountain Management.
  - 3) **Approval of Prior Meeting Minutes** Carole motioned to approve. Seconded by Nikki. AIF.
  - 4) **Financial Review** Bob stated that there is \$81K in Operating and \$90K in Reserves for a total of \$170K in available cash.
  - 5) **Discussion/Action Items**
    - a) **Discussion and Approval of Proposed 2026 Budget** Bob Johnson presented the proposed 2026 Budget. The Board discussed multiple options for increasing monthly Assessments. Carole motioned to approve a \$50 increase of monthly assessments to \$500. Ben seconded. AIF.
    - b) **Discussion and Vote for Approval of ZM Construction for Front Railing Replacement on all Three Buildings** Carole motioned to approve contingent upon review of contract from vendor. Niki seconded. AIF
  - 6) **Executive Session** None.
  - 7) **Adjourn** at 9:12am.
- 

*Executed by Integrated Mountain Management on behalf of the Thunder River Condominiums Board of Directors.*

**Bob Johnson**

Founding Partner/Executive Vice President

970-230-9615

[bob.johnson@integratedmtn.com](mailto:bob.johnson@integratedmtn.com)

**Paul Tomashosky**

Assistant Community Manager

970-930-6341

[Paul.tomashosky@integratedmtn.com](mailto:Paul.tomashosky@integratedmtn.com)