



## ANNUAL MEETING MINUTES

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### APPLE GLEN TOWNHOME ASSOCIATION

HELD ON WEDNESDAY, SEPTEMBER 24, 2025 AT 6:00 PM

LOCATED AT:

GLENWOOD SPRINGS REC CENTER

100 WULFSOHN RD

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1. **Call to Order** – The Budget Ratification Meeting was called to order by Bob Johnson of Integrated Mountain Management at 6:02 pm.
2. **Quorum** – It was noted that a quorum was not established. To establish a quorum 17 of the 24 units (2/3 of the membership) must be present per the Amended Bylaws. Eight homeowners were present. Also present were Bob Johnson, Katarina Bohlin, and Brenda Rivas of IMM.
3. **Budget Ratification** -  

Financial Review – Bob Johnson reviewed the financials and as of July 31<sup>st</sup>, 2025, at which time there was \$32,585.14 in the Operating Account, \$174,840.3.7 in the Reserve Account, totaling a \$207,425.51 cash position. It was noted that Special Assessments are due in December at which time investment account options will be addressed. Association stands YTD actual income over budgeted income due to time variance. No change to current Assessments and no Special Assessments are proposed.
4. **Adjourn** - Budget Ratification Meeting at 6:34 pm.
5. **Call to Order** - Annual Membership Meeting was called to order at 6:35 pm.
6. **Quorum** – A quorum was not established.
7. **Approval of 2024 Meeting Minutes** – The 2024 Annual Meeting Minutes were approved by the members present.
8. **Discussion Items**  

IMM informed membership of insurance rates and items that should be considered to obtain favorable rates (i.e. fire mitigation, fire suppression systems). Homeowner request to power wash the sidewalk was acknowledged and will be added on next Board Meeting Agenda. Discussion was had regarding mulch purchasing approved in previous meeting, IMM to



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coordinate with Board on purchasing and plan to distribute mulch. Homeowners reported that the new dumpster has been a large improvement and reported that there has been no bear activity near the dumpster since. Homeowners inquired about window repairs and replacements and their responsibilities, IMM will review Governing Documents and will send out communication. Membership requested Annual Membership Meetings be held VIA ZOOM for following year.

9. **Board Member Elections** – Ismael Argueta's position was retained due to lack of quorum. Current Board Members are Brittany Spangler (2026), David (Jose) Valdez (2027) and Ismael Argueta (2028).
  10. **Adjourn** at 7:00pm
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