



## BOARD MEETING MINUTES

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### ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION

WEDNESDAY, SEPTEMBER 24, 2025, AT 10:00 AM MDT

#### ZOOM MEETING

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#### MINUTES (Approved)

**1. Call to Order**

The Board Meeting was called to order at 10:03 a.m. by Bob Johnson of Integrated Mountain Management.

**2. Verification of Quorum**

Quorum of the Board was verified as all directors were present: Marie Garcia, Todd Clark, and Kym Rodgers. Two owners were also present. Also present were Bob Johnson, Lindsay Rosenfeld, and Paul Tomashosky of Integrated Mountain Management.

**3. Owners Open Forum**

No items were brought forward.

**4. Approval of Meeting Minutes 6/26/25**

The Minutes from the prior Board Meeting were motioned for approval by Kym, seconded by Todd, and unanimously approved.

**5. Financial Review**

The Financials as of 7/31/25 were reviewed. It was reported the Association had \$13,759.60 in the Operating account and \$68,574.09 in the Reserve account. The Budget Comparison report reflected \$71,356.04 expense over income year-to-date. The variance was attributed to increases in insurance; general repairs that included a washing machine replacement; and projects including the railing painting project, monument signage, and the Reserve study update.

**6. Discussion and Action Items**

**a. Maintenance/Project Updates**

i) **Reserve Study Update** – The Board recently received and will review.

ii) **Monument Signage** – Project on hold pending survey expected mid-October. It was also noted that existing parking signs will be reviewed for update and replacement.

**b. Upcoming Projects**

i) **Carpet Cleaning** – A proposal of \$4,500 was reviewed for carpet cleaning. The Board discussed cleaning vs replacing carpet. Tabled until after the winter season.

ii) **Planter Renovation** – Tabled until after winter season.

iii) **Deck/woodchip area** – Tabled until after planter project.

iv) **Other** – None

c. **2026 Budget Review/Approval** – Tabled for further review with treasurer and management.

d. **Updated Collection/Phone & Email Policies Review/Approval** – Marie motioned for approval of updated policies as drafted to align with 2025 legislation, seconded by Kym, and unanimously approved.

e. **Insurance Update** – Kym reported that the current policy with American Family will expire 12/25 and working with the carrier for new policy options.

**7. Additional Business**

The following items maintenance items were brought forward: 1) Air in pipes, noted to ensure bleeding of the lines is occurring and owner reminder to set thermostats to 65 degrees, 2) weekly custodial work to include parking lot maintenance and vacuuming, 3) ensure second-floor exterior lights are reconnected from roof repairs.

**8. Adjourn**

With no further business, the Board Meeting adjourned at 10:54 a.m.