



HOMESTEAD AT RIFLE HOMEOWNERS ASSOCIATION

Budget Ratification Meeting

September 30, 2025 by Zoom

MINUTES

1. **Call to Order** – Bob Johnson of Integrated Mountain Management called the meeting to order at 5:33 pm.
2. **Financial Review** – Bob reviewed the financials as of 7/30/25. It was noted that there was \$13,292.04 in the Operating account and \$35,299.99 in the Reserves. Year to date the Association is expense of income due to an insurance variance.
3. **2026 Budget Review and Ratification** The Assessments will increase to \$230 for the year 2026. Integrated Mtn Management (IMM) will send a letter to the community.
4. **Adjourn** at 5:56 pm.

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Annual Meeting

September 30, 2025 by Zoom

MINUTES

1. **Call to Order** at 5:57 pm.
2. **Verification of a Quorum** – A quorum was not present as 20% of the membership was not represented in person or by proxy. Bob Johnson, Lindsay Rosenfeld, and Danielle Smith from Integrated were also present.
3. **Approval of 2024 Meeting Minutes** – The members present approved the minutes as presented. IMM will post them to the website.
4. **Financial Review / Budget Ratification** - Bob reviewed the financials as of 7/30/25. It was noted that there was \$13,292.04 in the Operating account and \$35,299.99 in the Reserves, as discussed in the Budget Ratification meeting. The budget was ratified with an increase of assessments to \$230 for the year 2026.
5. **Project Review** – Bob informed the membership of the letter from the developer regarding a change to the irrigation box. Bob will continue to look into this and meet with the developer.
6. **Additional Business / State Required Education**
 - Owner concerns Ash trees along Birch Ave. They discussed a community tree trimming day as well as hiring a contractor for the work needed.



- Bob explained the update to the Collection Policy to be in compliance with Colorado law as of 2025.
7. **Board Member Election** – There is 1 position open (1 year term). No election took place, as there was no quorum. Board members are Art Dahl (2026) and Juby Cumming (2026).
 8. **Adjourn** at 6:10 pm.