



MESA RIDGE TOWNHOME ASSOCIATION

OCTOBER 23RD, 2025 AT 2:30 PM

1. **Call to Order** The meeting was called to order at 2:33 pm by Bob Johnson with Integrated Mtn Management (IMM).
2. **Verification of Quorum** A quorum was established, with all Board Members present. Andrea Dazzi, Joan Hollerbach, Dani Wesolowski, John Brogan, and Cyndi Powers were all in attendance, along with Bob Johnson and Danielle Smith of IMM.
3. **Approval of Previous Meeting Minutes** A motion was made to approve the minutes with a corrected date. Dani motioned to approve, Cyndi seconded, all were in favor of approving the May 6th meeting minutes.
4. **Financial Review** Bob reported on the financials. The Operating Account has a balance of \$63,791.00, and the Reserve Account has a balance of \$69,618.10. Bob briefly review the Capitol Projects list and answered questions.
5. **Committee Updates**
 - a. **BMSA Representative** Cyndi presented updates and events for Battlement Mesa. She has flyers available at the meeting for anyone interested in the topics she discussed.
 - b. **Architectural Committee** John approved a privacy fence being built in the community on South Ridge.
6. **Discussion / Action Items**
 - a. **Board of Director Positions** Dani is the president, Andrea is Vice President, Cyndi is Secretary, Joan is the Treasurer, John is member at large. Joan made a motion to approve, Andrea seconded, all in favor.
 - b. **Landscaping – Trimming/Pruning** Dani and Joan agreed to walk the community for a clean up of bushes. IMM will reach out to Daly for a pick up of debris after trimming. Joan will send a list of trees that will be trimmed, IMM will contact tree company when list is provided.
 - c. **Snow Removal – Daly Contract** The Board reviewed and approved the contract. Dani signed the contract at the meeting. IMM to send the signed contract back to Daly.
7. **Owner Open Forum** There was discussion on future projects and questions on what owner responsibility versus Association responsibility is.
8. **Executive Session**
9. **Actions from Executive Session – If any**
10. **Adjourn** Bob adjourned the meeting at 3:29 pm.