



# BOARD MEETING MINUTES

## MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, OCTOBER 27, 2025, AT 3:00 PM

BY ZOOM

### MINUTES (Draft – not approved)

**I. Call to Order**

The Board Meeting was called to order at 3:05 p.m. by Bob Johnson of Integrated Mountain Management.

**II. Verification of Quorum**

Quorum of the Board was verified as all directors were present: Lance Clarke, Mike Potter, Gerry Schwartz, Biege Jones, and Joe Glick. Also present were Bob Johnson, Brenda Rivas, and Lindsay Rosenfeld of Integrated Mountain Management.

**III. Owner Forum (Owners wishing to address the Board)**

None.

**IV. Approval of Board Meeting Minutes 09/22/25**

The Board Meeting Minutes from 09/22/2025 were motioned for approval by Gerry, as amended. Seconded by Mike. All in favor.

**V. Financial Review** - The financials as of 9/30/2025 were reviewed. It was reported the Association had \$2,366.21 in the Operating account, and a combined total of \$1,195,488.22 in the three Reserve accounts with a total cash amount of \$1,197,854.43.

**VI. Discussion and Action Items:**

- a. **Construction Approval Changes** Gerry motioned to approve changes to the Construction Approval as amended. Beige seconded, all in favor.
- b. **Rules & Regulations Changes** Lance motioned to approve changes to the Rules & Regulations as amended. Gerry seconded, all in favor.
- c. **Update on Tree Trimming/Removal Guidelines** Tree trimming/Removal Guidelines for Meadow Ranch was tabled until TOSV has released Wild Fire Resiliency Code in March 2026.
- d. **Collections and Phone Policy** Mike will send language to be included in Collections Policy to IMM. IMM will communicate with Attorneys and modify as accepted to maintain compliance with the State of Colorado.

**VII. Construction Requests**

- a. **Unit 251 Sump Pump** Project Homeowners at Unit 251 presented recommendations by their structural engineer for footings be retrofitted with supplemental supports to improve load distribution and reduce the potential for future movement or settlement. Lance motioned to approve. Joe seconded, all in favor.

**VIII. Additional Business**

**IX. Executive Session (If Needed - Management and Board members only)**

None.

**VIV. Actions from Executive Session (if applicable)**

None.

**XI. Adjournment**

With no further business brought forward, the Board Meeting adjourned at 4:22 p.m.

**Bob Johnson**

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