BUDGET RATIFICATION AND ANNUAL MEETING MINUTES

Approved 11/12/2026

TAYLOR HOUSE CONDOMINIUMS ASSOCIATION

THURSDAY, OCTOBER 30, 2025
VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** The meeting was called to order at 5:02 p.m. by Bob Johnson of Integrated Mountain Management. Five owners were also represented. As the majority quorum was not met, the Budget Ratification Meeting proceeded as a separate meeting from the Annual Member Meeting.
2. **Financial Review** Bob Johnson reviewed the financials as of 08/31/25. It was reported that there was $12,642.83 in the Operating and $10,051.60 in the Reserves. The Budget Comparison was reported as $9,654.32 expense over income year-to-date, which was mainly attributed to increases in insurance and utilities, and boiler repairs.
3. **2026 Budget Ratification** The budget was ratified with a 5% increase for each unit beginning January 1st, 2026. IMM to send out a notice to the community.
4. **Adjourn** at 5:08 p.m.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** The meeting was called to order by Bob Johnson at 5:08 p.m.
2. **Roll Call/Verification of a Quorum** The majority quorum was not verified with five units represented. The agenda however was followed for communication purposes. Also present were Bob Johnson and Danielle Smith and Lindsay Rosenfeld of Integrated Mountain Management (IMM).
3. **Approval of 2024 Annual Meeting Minutes** The 2024 member meeting minutes were reviewed and approved by the members present. IMM will post the minutes to the website.
4. 2**026 Budget & Financial Review** The financials as of 08/31/25 were reviewed in the Budget Ratification meeting. It was also explained that Reserve funding should be considered for the future.
5. **Additional Business**
    - **Project Review** Jesse reviewed the 2025 Projects completed.
        i. Switch from Comcast to Starlink
        ii. Jesse finished water proofing on all of the columns, checked the roof, winterized irrigation, and cleaned gutters. He also met with the boiler inspector/tech during the inspection.
    - **State Required Education** - Bob informed the members that there were recent state law changes requiring an update to the Association's Collection policy. This will be added to the website when ready.
6. **Board Election** With no quorum present, an election did not take place. The term held by Suzanne Jackson expired and she expressed her intention to resign which would create a vacancy to be appointed by the remaining Board members Tom Hardin (2026), Jesse Porter (2027).
7. **Adjourn** at 5:21 pm.