



**TELLS MEADOW TOWNHOME ASSOCIATION
BUDGET RATIFICATION AND
ANNUAL MEETING MINUTES
TUESDAY, NOVEMBER 4, 2025, AT 5:30 PM**

1. **Call to Order** The meeting was called to order at 5:33 pm by Bob Johnson.
2. **Verification of Quorum** A quorum was established as at least 1/10 of the membership was present either in person or by proxy. The Budget Ratification and Annual Meeting were combined.
3. **Approval of 2024 Meeting Minutes** Tricia Nelson motioned to approve the meeting minutes, Chris Jackson seconded. All were in favor, the motion passed. IMM to post the meeting minutes on the website.
4. **Financial Review** Bob presented the financials as of August 31, 2025, and reported a balance of \$70,108.66 in the Operating account and \$106,567.22 in the Reserve account. The 2026 Budget reflects a 5% increase to Association Dues per month. It was explained that more aggressive funding for the Reserves should be considered. The 2026 Budget was ratified and will go into effect January 1, 2026.
5. **Additional Business / Education**
 - a. One owner brought up the landscaping cost and thought shopping prices would be reasonable, Chris J. agreed to look into it.
 - b. IMM will send a reminder to the community about their responsibilities in snow removal.
 - c. There is interest in finding out where the Document Rewrite left off. IMM will look into this with the attorney.
 - d. **Education** Bob reviewed the changes to the 2025 Collection Policy required by the State. Chris J. will sign and return the documents to IMM.
6. **Board Member Elections** No owners came forward to run for a position on the Board. The current Board agreed to server another term and was elected by acclamation. The current Board members are Chris Jackson (2026), Tricia Nelson (2026), Joe Dolan (2026), and Scott Commons (2026). Each Board member serves a 1 year term.
7. **Adjourn** With no further business the meeting adjourned at 6:37 pm.