



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, NOVEMBER 24, 2025, AT 3:00 PM

BY ZOOM

MINUTES

1. Call to Order

- a. The Board Meeting was called to order at 3:02 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of Quorum

- a. 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 Quenton Henry of Integrated Mountain Management.

3. Owner Forum (Owners wishing to address the Board)

- a. None.

4. Approval of Board Meeting Minutes 10/27/25

- a. The Board Meeting Minutes from 10/27/25 were motioned for approval by Gerry, seconded by Lance. All in favor.

5. Financial Review – October financials were not in at the time of meeting. 9/30/2025 financials were reviewed and IMM presented that they were not materially different. (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.)

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6. Discussion and Action Items:

- a. **Update on Quickbooks Erroneous Invoicing** IMM reported Quickbooks auto generated invoice has been corrected.

7. Construction Requests

- a. **Unit 221 – Egress Window** IMM presented update on documents received Board requesting additional information regarding contractor using subcontractors. IMM will reach out and obtain additional information and documents as needed.
- b. **Unit 100 – Hot Tub** Board discussed that the hot tub at 100 Meadow Ranch would need to provide all documents as part of the Construction Approval Process to have a better understanding of location and scope of work.

8. Additional Business

- a. None

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

- a. Executive session was entered at 3:38.

10. Actions from Executive Session (if applicable)

- a. IMM will work with attorney regarding cost for Amendment to Declarations.

11. Adjournment

- a. With no further business brought forward, the Board Meeting adjourned at 4:07 p.m.

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