



## BUDGET RATIFICATION/ANNUAL OWNERS MEETING MINUTES

---

### HOMESTEAD HIGHLANDS TOWNHOME ASSOCIATION

WEDNESDAY, DECEMBER 16, 2025, AT 6:00 PM

AT 1491 Fir Ct, Rifle / Zoom option

---

#### MINUTES (Draft – not approved)

**1. Call to Order**

The Meeting was called to order at 6:00 p.m. by Bob Johnson of Integrated Mountain Management.

**2. Verification of a Quorum**

Quorum of the membership was verified (20%), as 16 of the 24 units were represented either in person or by proxy. Due to the presence of a quorum, the Budget Ratification Meeting was combined with the Annual Owners Meeting. Also present were Bob Johnson, Lindsay Rosenfeld, and Danielle Smith of Integrated Mountain Management (IMM).

**3. Approval of Prior Owners Meeting Minutes**

The prior minutes were motioned for approval by Stacey Wilz, seconded by Karen Watson, and unanimously approved.

**4. Financial Review / 2025 Budget**

The Financials as of 10/31/2025 were reviewed. It was reported the Association had \$15,635.09 in the Operating account, \$79,026.18 in the Reserve account. The Budget Comparison Report also reflected \$4,120.00 income over expense year-to-date compared to Budget.

The 2026 Budget was presented with an assessment rate increase of \$25.00 per quarter. The new assessment rate is \$900.00 per unit per quarter. The 2026 Budget as presented was ratified by lack of veto, in effect as of January 1, 2026. IMM will send a notice to the community.

**5. Discussion and Action Items**

**a. 2025 Project Review / 2026 Planning**

There was discussion of planning for stucco repairs as well as crack sealing and seal coating for the roads.

**b. Vetter Filing 2 Development Discussion**

Bob has met with the developer for the area irrigated by the ditch and expecting further communications.

**c. Amended & Restated Governing Documents** (posted [integratedmountain.com/homesteadhighlands](https://integratedmountain.com/homesteadhighlands))

The final draft documents were provided in the meeting packet along with ballot to submit by 1/30/26.

Owners were encouraged to vote. It was reiterated that the governing documents were amended to clarify governance details and align with current law.

**6. Additional Business / State Required Education**

Bob explained the collection policy updates as required by state law in 2025.

**7. Board Member Election (2 positions, 3-year terms)**

MK Chelsey and Ian Wilz volunteered to continue serving for the next term and were reelected by acclamation. The current Board and terms were verified: MK Chesley and Ian Wilz (2028), Jeff Berry (2026), and Bob Walker and Jane Holt (2027).

**8. Adjourn**

With no further business, the Meeting adjourned at 7:11 p.m.