



FAIRVIEW HEIGHTS TOWNHOME ASSOCIATION

WEDNESDAY, DECEMBER 17, 2025, AT 5:00 PM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** Meeting called to order by Bob Johnson of IMM at 5:02 pm.
2. **Financial Review** Bob Johnson reviewed the financials as of 10/17/25 and reported the Operating account balance of \$28,962.22 and the Reserves account balance of \$71,488.52. Year to date, expense is over income, due to the continuation of deck projects. There is a variance in expenses of \$42,220.10 this year mainly due to the painting project.
3. **2025 Budget & Ratification** The Budget was presented reflection a \$25 increase to monthly dues. There was discussion on the increase, and the budget was ratified by lack of veto. Beginning January 1st, 2026, each unit's monthly assessment will be \$325 per month.
4. **Adjourn** at 5:08 pm.

ANNUAL MEETING MINUTES

1. **Call to Order** Meeting called to order by Bob Johnson of IMM at 5:10pm.
2. **Verification of a Quorum** A quorum was not verified, as less than 50% of owners were present. Also present as Integrated Mountain Management (IMM) representatives were Bob Johnson and Danielle Smith.
3. **Approval of 2023 Member Meeting Minutes** Without a quorum present, no action could be taken. The minutes were reviewed by those present and approved as written and will be posted to the website.
4. **2025 Budget & Financial Review** The budget was ratified. Beginning January 1st, 2026, each unit's monthly assessment will be \$325 per month. IMM will send a notice out to the community.
5. **Additional Business / Legal Education**
 - a. **Education** Bob explained the update to the Collection Policy to be in compliance with Colorado law as of 2025.
 - b. There was discussion on landscaping for the year of 2026, one of the Board members
 - c. would like to meet with the team to go over expectations and specifics.
Another member brought up the status of the Declaration change. Specifically, the decks and fences, and whether that should be and owner or HOA responsibility. IMM will look into creating another survey for the membership to participate in.
6. **Board Election** A quorum was not present for elections. Each term is 1 year. The current Board of Directors are Steve Williams (2026), Amy Bradford (2026), and Bob Dubois (2026).
7. **Adjourn** at 5:20 pm.