



OAK MEADOWS HOMEOWNERS ASSOCIATION

WEDNESDAY, JANUARY 14, 2026 5:30 P.M.

VIA ZOOM

Minutes (DRAFT)

1. **Call to Order** The Meeting was called to order by Bob Johnson at 5:33 pm.
2. **Verification of a Quorum** A quorum was verified. From the Board Lauren McCormick, Tobie Rippy, Tisha Neuman, Tracy Stanfield, and Josh Taylor were present. Also present were Bob Johnson, Quenton Henry, and Brenda Rivas with IMM.
3. **Homeowners Open Forum** None
4. **Approval of Prior Meeting Minutes (08/14/25):** Tobie motioned to approve prior meeting minutes, seconded by Josh. All were favor.
5. **Financials** Bob reported \$24,039.39 in the Operating account, and a combined total of \$204,268.07 in Reserves. Total operating income was reported at \$91,405.22. Variance was due to fire mitigation work that was not completed.
6. **Discussion and Action Items:**
 - a. **Annual Meeting Date** Annual Meeting was scheduled for April 15, 2026.
 - b. **OMSCO Update** Tabled.
 - c. **Collection Policy & Phone and Email Policy** Tracy motioned to memorialize Collection Policy and Phone and Email Policy. Lauren seconded, all were in favor.
 - d. **HOA Document Updates** IMM will send existing draft with changes to Board for review. Community will be surveyed to provide input for changes to be made at a later date.
 - e. **No Smoking Signs** Discussion was had about locations to place any no smoking signs. It was decided that “no smoking in open areas” should be included in the Bylaws revision as a priority over installing signs.
 - f. **Road Paving** IMM will obtain bids for F4 and F4TH chip seal vs paving options for Board to review.
 - g. **Design Review Update and Committee** IMM will reach out to community members to fill open position.
 - h. **Wildfire Mitigation Update** IMM to follow up on bids that were provided in 2025.
7. **Additional Business.** As part of IMM’s outreach to community for DRC, open Board position will also be encouraged to fill. Current Board would like representation from all filings.
8. **Schedule Next Board Meeting** The next scheduled Board Meeting will be 3/11/2026.
9. **Adjourn** at 7:36 pm.

Executed by Integrated Mountain Management on behalf of the Oak Meadows Board of Directors.

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