



## MESA RIDGE TOWNHOME ASSOCIATION

JANUARY 21ST, 2026 AT 2:00 PM

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1. **Call to Order** The meeting was called to order at 2:03 pm by Bob Johnson with Integrated Mtn Management (IMM).
2. **Verification of Quorum** A quorum was established, with all Board Members present. Andrea Dazzi, Joan Hollerbach, Dani Wesolowski, John Brogan, and Cyndi Powers were all in attendance, along with Bob Johnson and Danielle Smith of IMM.
3. **Approval of Previous Meeting Minutes** A motion was made to approve the minutes with a corrected date. Joan motioned to approve, Cyndi seconded, all were in favor of approving the October 23<sup>rd</sup>, 2025, meeting minutes. IMM will upload the minutes to the website.
4. **Financial Report**
  - a. **Current Financials** The financials as of October 2025 state that the Operating Account has a balance of \$48,786.61, and the Reserve Account has a balance of \$109,047.14. The Board and Bob discussed an Edward Jones Money Market account. IMM Accounting will create the account, transferring \$80k from the reserves to said account.
  - b. **Capital Projects** Bob briefly reviewed the Capitol Projects list and answered questions. It was explained that this is an on-going list for maintenance requests throughout the community.
  - c. **Reserve Review** The schedule for community capital projects including but not limited to roads, siding and roofs was reviewed and discussed.
5. **Discussion and Action Items**
  - a. **Daly Landscaping Contract 2026** There are questions regarding the contract. The Board will revisit this when the questions are answered by Daly.
  - b. **2026 Budget Approval** Bob reviewed the proposed 2026 Budget with the members. An increase of 10% was discussed, bringing the dues to \$1321.22 per quarter, per unit. Dani motioned to approve the 2026 Budget, Joan seconded, all were in favor. The 2026 Budget was approved by the Board.
6. **Committee Updates**
  - a. **BMSA Representative** Cyndi presented updates and events for Battlement Mesa. Updates on 2<sup>nd</sup> page.
  - b. **Architectural Committee** John is working with an owner on a request for an AC/heat unit. No updates at this time.
  - c. **Check Valve Project Update** Danielle provided an update on the check valve project with Battlement Mesa Metro District. Scheduling will begin with the next week.
7. **Owner Open Forum** Discussion on owner versus Association costs and responsibilities such as pest control. The members also further discussed possible upcoming projects. The Annual Meeting day and time was discussed, a Save The Date will be sent to the members by IMM.
8. **Executive Session**
9. **Actions from Executive Session – If any**
10. **Adjourn** Bob adjourned the meeting at 3:13 pm.