



BOARD MEETING MINUTES

VAN RAND PROFESSIONAL CENTER CONDO ASSOCIATION

WEDNESDAY, JANUARY 21ST, 2026, AT 9:30 AM

On site in suite 32

1. **Call to Order** the meeting was called to order by Bob Johnson at 9:30 a.m.
2. **Verification of a Quorum** A quorum was verified with Marylu Sims, Tiffanie Rudow and Ryan Harlow present. Also in attendance was Bob Johnson, Lindsay Rosenfeld, and Brenda Rivas of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (10/29/2025)** Marylu motioned to approve 10/29/2025 meeting minutes, seconded by Tiffanie. All were in favor.
4. **Financial Review** Bob presented draft financials as of 12/31/2025 with \$22,814.73 in the operating account and \$64,308.48 in the reserve account. Totaling a cash position of \$87,123.21.
5. **Discussion and Action Items**
 - a. **Deep Cleaning** Board would like to complete a deep cleaning in entryway, bathrooms, and shared balcony. IMM will reach out to current cleaning company and present scope of work and coordinate.
 - b. **Lights in Stairwell** Tiffanie expressed that she would like the lights in the stairwells to be brighter. IMM will arrange Board approved fixtures to be installed.
 - c. **Special Assessment Update** Second portion of the special assessment will be due on 2/1/26 as designated for roof replacement project.
 - d. **Parking Lot Striping** Board has approved quotes for re striping parking lot. Board would like this project scheduled in May.
 - e. **A/R Report** Bob Johnson reported that there are no accounts 90+ on the Special Assessment that has been assessed so far.
6. **Additional Business**
 - IMM recommended leaving ice melt buckets available to members.
 - Board would like to schedule the re-roof project for early April.
7. **Executive Session** None
8. **Adjourn** Meeting was adjourned at 10:01 a.m.

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

