



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, JANUARY 26, 2026, AT 3:00 PM

BY ZOOM

MINUTES

1. Call to Order

- a. The Board Meeting was called to order at 3:00 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of Quorum

- a. Quorum of the Board was verified as all directors were present: Lance Clarke, Mike Potter, Gerry Schwartz, Biege Jones, and Joe Glick. Also present were Bob Johnson, Brenda Rivas, and Quenton Henry of Integrated Mountain Management.

3. Owner Forum (Owners wishing to address the Board)

- a. A homeowner brought up a concern about sand bucket refills, which management clarified.

4. Approval of Board Meeting Minutes 11/24/25

- a. The Board Meeting Minutes from 11/24/25 were motioned for approval by Gerry, seconded by Lance. All in favor.

5. Financial Review – Bob presented draft financials as of 12/31/25 reporting \$60,157.50 in the operating account and a combined total of \$1,162,118.86 in reserves. Income was reported to be pacing in line with budget.

6. Discussion and Action Items:

- a. **Parking Enforcement** IMM reported that there are still units that have not registered their vehicles and will send out a reminder to community to register their vehicles. Reminder to community to move cars after a snowstorm will also be sent out.
- b. **Declaration Amendment Process** Bob presented the process to amend governing documents.
- c. **Review Construction Forms** The Board provided conditions of approval to be added on Construction Approval Process. IMM will make additions and submit to Board for approval.

7. Construction Requests

- a. **Unit 211 Interior Remodel** Homeowner presented his interior remodel project and answered questions from the Board. Pending items were reviewed and IMM will submit to Board once those items have been received.

8. Additional Business

- a. **Summer Parking Lot Repairs and Maintenance** Board discussed which areas needed to be prioritized. Lance will obtain estimates for seal coating and striping.
- b. **Painting Schedule and Communication** IMM will send notice of upcoming painting project to community and request that units scheduled to be painted review if there are repairs that are needed, and complete prior to painting.

9. Executive Session (If Needed - Management and Board members only)

- a. Gerry motioned to enter executive session, Mike seconded. Executive session was entered at 5:13 pm.

10. Actions from Executive Session (if applicable)

- a. IMM will follow up with TOSV about permits for current projects.

11. Adjournment

- a. With no further business brought forward, the Board Meeting adjourned at 5:44 p.m.

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