



# BOARD MEETING MINUTES

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## MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, FEBRUARY 23, 2026, AT 3:00 PM

BY ZOOM

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### MINUTES

**1. Call to Order**

- a. The Board Meeting was called to order at 3:01 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 Brenda Rivas, Quenton Henry, and Bob Johnson of Integrated Mountain Management.

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

- a. None.

**4. Approval of Board Meeting Minutes 01/26/2026**

- a. The Board Meeting Minutes from 01/26/2026 were motioned for approval by Mike, 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 the reserve account totaling a cash position of 1,231,276.36.

**6. Discussion and Action Items:**

- a. **Income Taxes** Mike Potter reported an update on totals that have been paid in income taxes for Meadow Ranch HOA.
- b. **Construction Regulations Update** Discussion was had on modifications to the Construction Regulations. Gerry motioned to approve, seconded by Joe. All were in favor. New version will be updated by IMM and uploaded on the website.
- c. **Approval Letter Templates** Quenton presented drafts of Approval Letters. Conditional Letter was approved by Board. Board will email verbiage to be added on the Final Approval Letter. Gerry motioned to approve changes, seconded by Beige. All were in favor.
- d. **Annual Aphid Tree Injections** IMM to process payment for vendor for one time Aphid Tree Injection rather than two for 2026.

**7. Construction Requests**

- a. **Unit 320 – Window Install** Homeowner presented scope of work for his property's window install and answered Board questions.

**8. Additional Business**

- a. None

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

- a. Lance motioned to enter executive session, Gerry seconded. Executive session was entered at 3:48 pm.

**10. Actions from Executive Session (if applicable)**

- a. None.

**11. Adjournment**

- a. With no further business brought forward, the Board Meeting adjourned at 3:56 p.m.
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