BOARD MEETING MINUTES

ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION

WEDNESDAY, FEBRUARY 25, 2026, AT 12:00 PM MDT
ZOOM MEETING

MINUTES

1. **Call to Order**
   The Board Meeting was called to order at 12:00 p.m. by Bob Johnson of Integrated Mountain Management.
2. **Verification of Quorum**
   Quorum of the Board was verified as all directors were present: Marie Garcia, Todd Clarke, and Kym Rodgers. Also present were Bob Johnson, Brian Bradford, and Lindsay Rosenfeld of Integrated Mountain Management. No owners were present.
3. **Owners Open Forum**
   N/A
4. **Approval of Meeting Minutes 11/13/2025**
   The prior Board Meeting Minutes were motioned for approval by Marie, seconded by Todd, and unanimously approved.
5. **Discussion and Action Items**
   a. **Financial Review –** The year-end financials as of 12/31/25 were reviewed. It was reported the Association had $14,643.04 in the Operating account and $65,416.11 in the Reserve account, and the Budget Comparison was reported as $88,172.85 expense over income. This variance was attributed to the insurance increase and projects that included new washer/dryer and water damage repair work from the laundry room.
   b. **Maintenance Review/Project Updates**
      i. **Monument Signage –** Update reported that the survey was initiated and review process underway with the City.
   c. **Upcoming/Proposed Projects –** No new projects planned at this time.
6. **Additional Business**
   The officer positions were ratified by acclamation as follows: Marie, President; Todd, Treasurer; and Kym, Secretary.
7. **Adjourn**
   With no further business, the Board Meeting adjourned at 12:15 p.m.