



BOARD MEETING MINUTES

THUNDER RIVER CONDOMINIUM ASSOCIATION

WEDNESDAY, FEBRUARY 25TH, 2026, AT 4:00 PM

Via Zoom

- 1) **Call to Order** 4:00 pm by Bob Johnson.
- 2) **Verification of a Quorum** A quorum of the Board was verified with the following directors present: Niki Kessinger, Carole Waterhouse, Ben Sherman, and Kat McAfee. Also present were Brenda Rivas, Brian Bradford, and Bob Johnson of Integrated Mountain Management.
- 3) **Approval of Prior Meeting Minutes** Carole motioned to approve. Seconded by Niki. AIF.
- 4) **Financial Review** Bob presented the financials as of 12/31/25 reporting \$48,333.55 in Operating and total of \$91,910.94 in Reserves for a total of \$140,244.49 in available cash and noted a variance due to insurance.
- 5) **Discussion/Action Items**
 - a) **Wildfire Safety** Board Members requested one layer between deck floor and ceiling to be removed in the walkways, as it is only aesthetic and continues to accumulate debris.
 - b) **Building Repairs** Small areas of siding and fascia that need repair will be addressed by same vendor used on building 2824.
 - c) **Improved River Access** IMM will complete a walkthrough with Ben S. to review scope to be completed.
 - d) **Landscaping** Discussion was had regarding the possibility of transplanting some trees to a different location on the property.
 - e) **Schedule walkthrough, quarterly, and annual meeting dates** Quarterly meetings were scheduled as follows:
 - Q2 5/4/2026
 - Q3 8/3/2026
 - Q4 10/19/2026 – which will also serve as annual meetingBrian B. will coordinate with Ben S. a date to complete a walkthrough around the property.
 - f) **Electric Fireplace Discussion** IMM will reach out to Chimney Dr. and obtain a quote to close off boxes in all units.
 - g) **Paint of Second Building** Talingo Painting will complete the painting of the second building this spring/summer.
- 6) **Executive Session** None.
- 7) **Adjourn** at 5:02 pm.

Executed by Integrated Mountain Management on behalf of the Thunder River Condominiums Board of Directors.

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