



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, MARCH 23RD, 2026, AT 3:00 PM
BY ZOOM

MINUTES

1. Call to Order

- a. The Board Meeting was called to order at 3:02 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 and Bob Johnson of Integrated Mountain Management.

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

- a. A homeowner inquired about insurance coverage for shared units, which Bob clarified and encouraged owners to verify they have appropriate insurance value coverage.

4. Approval of Board Meeting Minutes 02/23/2026

- a. The Board Meeting Minutes from 02/23/26 were motioned for approval, as amended, by Lance and seconded by Joe. All were in favor.

5. Financial Review – Bob presented on financials as of 01/31/2026 reporting \$73,995.24 in the operating account and a combined total of \$1,164,791.44 in the reserve account totaling a cash position of 1,238,786.68.

6. Discussion and Action Items:

- a. **2026-2027 budget** Bob presented the 2026-2027 budget with no change in assessments and answered Board questions. Gerry motioned to approve budget as amended, seconded by Mike. All were in favor.
- b. **Parking lot speed discussion** IMM will continue to send reminders to the community to abide by the speeding limit and encourage owners to report high speed vehicles.

7. Construction Requests

- a. **Unit 320 – Window Install** Homeowner presented an addition to his window install project. Additional window was conditionally approved.

8. Additional Business

- a. Gerry will get his landscaper in contact with the Board to view site for the planting of 3 bushes that have been conditionally approved.
- b. Mike, Lance, and Biege will complete a walkthrough to review areas that require lawn treatment and obtain pricing.
- c. IMM will send out reminder of Town of Snowmass Village's Outdoor Lighting Code to community.

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

- a. Lance motioned to enter executive session, Biege seconded. Executive session was entered at 4:38 p.m.

10. Actions from Executive Session (if applicable)

- a. It was noted Joe will work with the attorney on the Collection Policy language.

11. Next Scheduled Meeting Next meeting will be the Annual Meeting scheduled for 4/20 at 5:00 p.m. via Zoom.

12. Adjournment

- a. With no further business brought forward, the Board Meeting adjourned at 4:52 p.m.

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