



BUDGET RATIFICATION / ANNUAL OWNERS MEETING MINUTES

LAKESIDE TOWNHOUSES AT WILLITS

THURSDAY, MARCH 30, 2026, AT 5:30 PM
ZOOM MEETING

MINUTES (Draft – not approved)

1. Call to Order

The Owners Meeting was called to order at 5:32 p.m. by Bob Johnson of Integrated Mountain Management.

2. Roll Call / Verification of a Quorum

The 20% Quorum of the membership was verified as 19 of the 56 units were represented. Also present were Bob Johnson, Brian Bradford, Lindsay Rosenfeld, and Brenda Rivas of Integrated Mountain Management. Due to the presence of a quorum, the Budget Ratification Meeting was combined with the Annual Owners Meeting.

3. Approval of Prior Annual Meeting Minutes

The prior year's Meeting Minutes from 3/20/2025 were motioned for approval by Peter Jaycox, seconded by Alan Luu, and unanimously approved.

4. Financial Review / 2026-2027 Budget

The financials as of January 31, 2026, were reviewed. The Association reported \$91,193.22 in its Operating account and a combined total of \$429,842.41 in its two Reserve accounts. The Budget Comparison also noted that painting for Lakeside Court was capitally funded. Between earned interest and renegotiated trash service rates, the Association is operating with income over expenses and remains on pace with the budget.

The 2026-2027 Budget was presented with assessments to remain at \$412 per unit per month.

5. Project Review

The following items were brought forward and discussed:

- IMM has received proposals for crack sealing and will present them to the Board.
- The painting of the Lakeside Drive buildings is expected to be considered for 2026.
- IMM will obtain additional input from general contractor on decks project.

6. Additional Business / State Required Education

Management presented that association documents are posted on the association website.

7. Board Member Election (5 positions, 1-year terms)

The 5 Board positions were available for election of one-year terms each. With no additional nominations or volunteers, the existing Board was elected by acclamation to continue serving: Kyle Oberkoetter, Peter (PJ) Jaycox, Brend Bathke, Alan Luu, and Bonnie Scott.

8. Adjourn

With no further business, the Owners Meeting adjourned at 5:54 p.m.