



MESA RIDGE TOWNHOME ASSOCIATION

MONDAY, APRIL 13TH, 2026 AT 1 PM

1. **Call to Order** The meeting was called to order at 1:04 pm by Danielle Smith with Integrated Mtn Management (IMM).
2. **Verification of Quorum** A quorum was established, with the following Board Members present, Andrea Dazzi, Joan Hollerbach, Dani Wesolowski and Julie Zerr. Also in attendance was Danielle Smith of Integrated Mountain Management (IMM).
3. **Approval of Previous Meeting Minutes** A motion was made to approve the minutes with a corrected date. Dani motioned to approve, Julie seconded, all were in favor of approving the January 21st, 2026, meeting minutes. IMM will upload the approved minutes to the website.
4. **Financial Report**
 - a. **Current Financials** The financials as of February 2026 state that the Operating Account has a balance of \$48,358.08, and the Reserve Account has a balance of \$68,728.22, along with the CD Account, which has a balance of \$80,000.
 - b. **Capital Projects** Danielle briefly reviewed the Capitol Projects list and answered questions. It was explained that this is an on-going list for maintenance requests throughout the community.
5. **Discussion and Action Items**
 - a. **Appointment of Officers** Dani made the motion to appoint the Board with the following positions, Joan seconded: Dani as President, Andrea as Vice President, Joan as Treasurer, Cyndi as Secretary, and Julie as Member at large.
 - b. **Tree Bids** Dani made the motion to approve 2/3 bids attached in the packet, Joan seconded. IMM will inform the contractor and owners.
6. **Committee Updates**
 - a. **BMSA Representative** Cyndi was not present to give an update on BMSA news.
 - b. **Architectural Committee** Dani will be working with John Brogan on this committee. There is nothing to report at this time.
 - c. **Check Valve Project Update** The valves have been delivered to the BMMD office. IMM will send out a letter with the next step for owners.
7. **Owner Open Forum** One owner explained his position on requesting a refund for work done to his unit, the Board will discuss this in Executive Session. Another expressed concern of the check valve installations being between each owner and their neighbor.
8. **Executive Session** Dani motioned to go into Executive Session at 1:38pm. The Board exited the session at 2pm.
9. **Actions from Executive Session – If any**
 - a. Upon exiting Executive Session Dani motioned to reimburse the owner for one half of the invoice for repairs to his unit, Joan seconded.
10. **Adjourn** The meeting adjourned at 2:01pm.