



Annual Meeting Minutes

OAK MEADOWS RANCH HOMEOWNERS ASSOCIATION

WEDNESDAY, APRIL 15TH, 2026, AT 5:30 PM

VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:36 P.M.
2. **Financial Review** A total of \$243,992.24 cash position was reported. It was noted that \$40,000 is allocated to Filing 4 Town homes, \$152,000 to Filing 4, \$20,000 to Filing 3, and 9,000 to storage lot reserve fund. Association is expense over income due to capital project road work that was completed.
3. **2026-2027 Budget Ratification** Bob presented the 2026-2027 Budget with no changes to assessments, and it was ratified by those present. Assessments for 2026 are as follows: F4TH \$130/month, F4 \$90/month, and F3 \$150/month (including trash).
4. **Adjourn** at 5:47 p.m.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:48 p.m.
2. **Verification of a Quorum** A quorum was not verified as 51% of the membership (72 lots) needed to be present to verify a Quorum, and only 22 homeowners were present, either by proxy or through Zoom. Also present were Brenda Rivas, Quenton Henry, and Bob Johnson of Integrated Mountain Management.
3. **Prior Member Meeting Minutes** The 2025 Annual Meeting Minutes were approved by the membership present.
4. **Financial Review** A total of \$243,992.24 cash position was reported. It was noted that \$40,000 is allocated to Filing 4 Town homes, \$152,000 to Filing 4, \$20,000 to Filing 3, and 9,000 to storage lot reserve fund. Association is expense over income due to capital project road work that was completed.
5. **Discussion and Action Items**
 - a. **Recap 2025-2026 Projects** Bob reported the painting of the townhomes and some road work as projects that were completed in 2025-2026.
 - b. **2026-2027 Upcoming Project** Discussion was had about potentially completing more road work and a homeowner requested communications go out to individual homeowners to



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if they would like to complete their driveways at the same time (owner expense). Install of speedbumps will be determined as updates on new development become available. A homeowner suggested a chip and haul program as part of fire mitigation efforts. IMM will get in contact with vendor and present to Board. and IMM will continue to review to ensure compliance.

6. Additional Business / Education

- a. The association is up to date with State requirements
- b. Update on the new development was presented as follows: Paving is anticipated to begin in June and construction to begin in July.

7. Board Election (8 positions – 1 year terms)

Board Member elections could not take place due to no quorum. President Ken Nuebecker resigned via email prior to this meeting. There were no volunteers to fill the vacant position. The current Board will remain Tisha Neuman, Tobie Powell, Tracy Stienfield, Tillman Hollway, Jennifer Brocker, Lauren McCormick, and Josh Taylor as president. Each position is up for election annually.

8. Adjourn at 6:40 pm.