



**TELLS MEADOW HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
THURSDAY, APRIL 16<sup>TH</sup>, 2026, AT 3:30 PM VIA ZOOM**

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1. **Call to Order** the meeting was called to order by Bob Johnson at 3:37 p.m.
2. **Verification of a Quorum** A quorum was verified with the following board members present, Tricia Nelson, Chris Jackson, Joseph Dolan and Scott Commons. Also present was Bob Johnson and Danielle Smith of Integrated Mountain Management (IMM).
3. **Approve Prior Meeting Minutes** The Board reviewed the Minutes from 2/23/2022, Chris motioned to approve the minutes, Tricia seconded. All in favor. The minutes will be posted to the website.
4. **Financial Review** Bob reported on the financials as of 2/28/2026. There is \$80,167.57 in the Operating Account, \$42,022.60 in the Reserve Account and \$101,212.96 in the CD Account.
5. **Discussion and Action Items**
  - a. **Landscaping** The Board ratified the approval of the landscaping contract from Till It Up. They will approve all extra charges and work before the work is done.
  - b. **2026** Bob reviewed the 2026 Budget and answered questions brought up by the membership.
6. **Owner Open Forum** No owners came forward in the open forum.
7. **Executive Session** There was no motion to move into Executive Session.
8. **Actions From Executive Session** N/A
9. **Adjourn** Meeting adjourned at 4:37pm.