



Annual Meeting Minutes

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, APRIL 20TH, 2026, AT 5:00 PM

VIA ZOOM

BUDGET RATIFICATION MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:05 p.m.
2. **Financial Review** Bob Johnson reviewed the financials as of 2/28/2026. It was reported that there was \$69,341.77 in the Operating, \$1,190,955.92 in the Reserves totaling a cash position of \$1,260,297.69.
3. **2026-2027 Budget Ratification** The budget was presented with no increase of monthly assessments. The budget was ratified by lack of veto.
4. **Adjourn** at 5:15 pm.

ANNUAL MEMBER MEETING MINUTES

1. **Call to Order** the meeting was called to order by Bob Johnson at 5:16 pm.
2. **Verification of a Quorum** A quorum was not verified with less than 51% of the membership present. In total, 12 units were represented either in person or by proxy. Due to this, the two meetings were held separately. The agenda was still followed for communication purposes. Also in attendance were Brenda Rivas, Quenton Henry, and Bob Johnson of Integrated Mountain Management.
3. **Prior Member Meeting Minutes** The 2025 Annual Meeting Minutes were reviewed and approved by those present.
4. **Financial Review** Bob Johnson reviewed the financials as of 2/28/2026. It was reported that there was \$69,341.77 in the Operating, \$1,190,955.92 in the Reserves totaling a cash position of \$1,260,297.69.
5. **Discussion and Action Items**
 - a. **Recap 2025-2026 Projects** The association continued with the scheduled painting phase, annual tree trimming, and installation of speed bumps.
 - b. **2026-2027 Upcoming Projects** Upcoming projects discussed include continuing of the scheduled painting phase. It was reported that there are currently 7 homeowner construction improvement projects.
6. **Additional Business / Education** Bob reported that aside from memorializing the collections



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policy, there are no new state requirements that the association is not in compliance with and will continue to monitor throughout the year.

7. **Board Election (5 positions – 1 year terms)** With no additional volunteers and a quorum not present, board members will retain their positions by acclamation. The Board is comprised of Biege Jones, Lance Clarke, Joseph Glick, Mike Potter, and Gerry Schwartz.
8. **Adjourn** at 5:26 pm.

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