BOARD MEETING MINUTES

ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION

THURSDAY, MAY 14, 2026, AT 12:00 PM MDT

ZOOM MEETING

MINUTES

1. **Call to Order**
   The Board meeting was called to order at 12:00 p.m. by Bob Johnson of Integrated Mountain Management.
2. **Verification of Quorum**
   Quorum of the Board was verified as all directors were present: Marie Garcia, President; Todd Clark, Treasurer; and Kym Rodgers, Secretary. Also present were Bob Johnson and Brian Bradford of Integrated Mountain Management. One owner was also present.
3. **Owners Open Forum**
   N/A
4. **Approval of Meeting Minutes 2/25/26**
   The prior meeting minutes were approved by acclamation.
5. **Discussion and Action Items**
   a. **Financial Review -** Management reported the financials as of 3/31/26, with $80,383.30 in the Operating account and $65,621.79 in the Reserve account. The Budget Comparison was reported as $12,780 income over expense year-to-date which was attributed to timing variances including landscaping and insurance expenses forthcoming.
   b. **Maintenance Review/Project Updates**
      i. **Monument Signage -** Kym reported that the site survey is progressing and approval is continuing to be pursued for the replacement sign in the current location.
      ii. **AC Unit Request -** Owner of 3A requested review of AC unit installation. The Board emphasized their responsibility to maintain existing rules for AC installations and ensure consistency for the building. The Board ultimately disapproved the immediate request but agreed to explore comprehensive options to determine feasibility, costs, and infrastructure requirements for AC to all units before making any decisions about amending the existing AC policies.
   c. **Upcoming/Proposed Projects -** N/A
6. **Additional Business**
   N/A
7. **Adjourn**
   With no further business, the Board Meeting adjourned at 1:18 p.m.