



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, MAY 26TH, 2026, AT 3:00 PM

BY ZOOM

MINUTES

1. Call to Order

- a. The Board Meeting was called to order at 3:02 p.m. by Bob Johnson of Integrated Mountain Management.

2. Verification of Quorum

- a. Quorum of the Board was verified as all directors were present: Lance Clarke, Mike Potter, Gerry Schwartz, Biege Jones, and Joe Glick. Also present were Brenda Rivas, Quenton Henry, Joseph Oates, and Bob Johnson of Integrated Mountain Management.

3. Owner Forum (Owners wishing to address the Board)

4. Approval of Board Meeting Minutes 03/23/2026

- a. The Board Meeting Minutes from 03/23/26 were motioned for approval, as amended by Biege and seconded by Lance. All were in favor.

5. Financial Review – Bob presented on financials as of 03/31/2026 reporting \$51,208.36 in the operating account and a combined total of \$1,186,782.76 in the reserve account totaling a cash position of 1,237,991.12.

6. Discussion and Action Items:

- a. **Consideration of Additional 2026 Tree Removal / Trimming** Lance presented on the inclusion of membership input for areas of concern that aligned with professional recommendations. Earthwise will provide an estimate of total costs for trees to be pruned and/or removed.
- b. **Covenant Enforcement Tracking** IMM will present a monthly report of violations reported and status updates.

7. Construction Requests None.

8. Additional Business

- a. Board will review presentation of irrigation assessment. IMM will set up and host Zoom meeting with Snowmass Water and Sanitation on 6/2/26.

9. Executive Session (If Needed - Management and Board members only)

- a. Gerry motioned to enter executive session at 3:39 pm, seconded by Biege.

10. Actions from Executive Session (if applicable)

- a. IMM will continue to pursue the enforcement policy.

11. Next Scheduled Meeting Next meeting will be scheduled for June 29th at 3:00 pm via Zoom.

12. Adjournment

- a. With no further business brought forward, the Board Meeting adjourned at 4:00 p.m.

Bob Johnson

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