



BOARD MEETING MINUTES

BENEDICT COMMONS CONDOMINIUM ASSOCIATION

TO BE HELD ON WEDNESDAY, JUNE 3RD, 2026, AT 10 AM

MEETING MINUTES

1. **Call to Order** – Board meeting was called to order at 10:01am.
2. **Verification of Quorum** – Quorum was confirmed with Molly Faath, Jon Fightlin, and Max Twarjan present. Also present was Bob Johnson and Danielle Smith of Integrated Mountain Management (IMM).
3. **Approval of Prior Meeting Minutes** – Max motioned to approve the minutes, Molly seconded and all were in favor. The minutes will be posted to the website.
4. **Financial Review** – Bob Johnson conducted the financial review that included \$30k in operating \$46k in reserve and \$81k in investment account totaling \$157k in cash.
5. **Discussion and Action Items**
 - a. **Water heater** – The Board reviewed the estimates provided and chose not to move forward until necessary. This project has been tabled for now.
 - b. **Parking garage locks** – 2 bids were present to the Board. A vote was taken and the TriCounty Locksmith estimate was approved. IMM will contact the locksmith for the next steps in installing these locks. Knox boxes will also need to be installed per the Aspen Fire Department.
 - c. **Plumbing grant**- No response on this grant. Jon will reach out.
 - d. **Trash Services** – IMM will look into the cost of compost at Evergreen.
 - e. **Property Maintenance Overview** – Jon provided a list of maintenance needed. IMM will meet Jon onsite to review priority of these items.
6. **Additional Business** Molly asked for an update on the drywall repairs for units 1 and 2. IMM will coordinate with owners to make repairs.
7. **Executive Session (Management and Board Members ONLY)** – Not needed.
8. **Actions from Executive Session (If Applicable)** – Not applicable.
9. **Adjourn** Adjourned at 10:56am.