BOARD MEETING MINUTES

OAK MEADOWS HOMEOWNERS ASSOCIATION

WEDNESDAY, June 4th, 2026 5:30 pm via ZOOM

1. **Call to Order:** The Meeting was called to order by Bob Johnson at 5:30pm
2. **Verification of a Quorum:** A quorum was verified. Board members present were Tisha Neuman, Tracy Stanfield, Josh Taylor, and Tillman Holloway. Also present were Bob Johnson, Quenton Henry and Brenda Rivas with IMM.
3. **Homeowners Open Forum:** Homeowners discussed fire mitigation concerns, road paving, ACC application processing, water and construction impacts, and community garage sale opportunities.
4. **Approval of Prior Meeting Minutes (01/14/2026)**: Tracy motioned to approve prior meeting minutes, seconded by Tillman. All were favor.
5. **Financials** Bob reported as of April 30, 2026, the financials showed $33.997.29 in the Operating account, and a combined total of $224.117.97 in Reserves. The budget comparison showed the expense over income because of unbudgeted project work, but the association saved roughly $50,000 in other areas to offset the project costs.
6. **Discussion and Action Items:**
   a. **ACC Appointments:** IMM presented the board with the qualified candidates for the ACC. Tillman motioned to appoint Brian Steele and Dave Anson to the ACC. Tisha seconded. All were in favor.
   b. **Developer Update:** The Board discussed ongoing developer-related construction impacts and requested follow-up regarding restoration and revegetation efforts.
   c. **Water:** The Board discussed water-related updates and requested regular reports from OMSCO
   d. **Roads / Paving:** The Board discussed road paving options and requested updated pricing information for future consideration.
   e. **Governing Documents Update:** The Board directed management to obtain the latest draft governing documents and solicit community feedback before further review.
7. **Additional Business**: The Board discussed the developer's conceptual design review request.
8. **Schedule Next Board Meeting**: IMM to send out scheduling poll to find availability for the next board meeting.
9. **Adjourn:** at 6:26 pm.

Executed by Integrated Mountain Management on behalf of the Oak Meadows Board of Directors.

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