



BOARD MEETING MINUTES

MEADOW RANCH CONDOMINIUM ASSOCIATION

MONDAY, JUNE 29TH, 2026, AT 3:00 PM BY ZOOM

1. **Call to Order:** The Board Meeting was called to order at 3:00 p.m. by Quenton Henry of Integrated Mountain Management.
 2. **Verification of Quorum:** 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, and Joseph Oates of Integrated Mountain Management.
 3. **Owner Forum (Owners wishing to address the Board):** A homeowner brought forth a concern of the potential damage to turfed areas throughout community caused by bike riding. Board directed IMM to send a reminder to community to only ride bikes on paved areas.
 4. **Approval of Board Meeting Minutes 05/26/2026:** The Board Meeting Minutes from 05/26/2026 were motioned for approval by Mike, seconded by Lance. All were in favor. The Meeting Minutes were approved unanimously.
 5. **Financial Review:** Quenton presented financials as of 5/31/2026 reporting \$74,893.79 in the operating account and a combined total of \$1,264,608.16 in reserve accounts totaling a cash position of 1,339,501.95.
 6. **Discussion and Action Items:**
 - a. **Landscaping (weed control and irrigation):** The Board discussed the condition of the common area turf, including weed control, fertilization, reseeding needs, and irrigation limitations. The Board directed IMM to obtain information regarding the products to be used and related safety information. The Board also discussed the Snowmass Water and Sanitation irrigation efficiency program and agreed to gather additional information before making a decision.
 - b. **Parking lot work:** The Board discussed potential parking lot and drainage work. After discussion, the Board agreed that additional on-site review is needed before determining the appropriate scope of work.
 - c. **Painting schedule:** The painting schedule was reviewed, and the Board directed IMM to send out the painting schedule to the community.
 7. **Construction Requests**
 - a. **241 Meadow Ranch Landscaping:** Owners were not present at meeting, tabled.
 - b. **153 Meadow Ranch Patio:** The representative for owners at 153 Meadow Ranch presented the project as a like for like patio replacement. Owners were directed to the HOA website for construction improvement process.
 - c. **132 Meadow Ranch AC installation:** Owner acknowledged feedback from Lance on hiding wiring behind siding and committed to providing additional information requested related to height and location to management.
 8. **Additional Business:** IMM will notify community when Earth-wise is scheduled to complete tree trimming and removal.
 9. **Executive Session (If Needed - Management and Board members only)**
 - a. Lance motioned to enter executive session, Gerry seconded. Executive session was entered at 4:44 p.m.
 10. **Actions from Executive Session (if applicable)**
 - a. Upon reconvening in open session, the Board directed IMM to send the approved correspondence regarding an owner compliance matter.
 11. **Next Scheduled Meeting:** Next board meetings were scheduled for 7/27/2026 at 3pm and 8/24/2026 at 3pm.
 12. **Adjournment:** With no further business brought forward, the Board Meeting adjourned at 5:19 p.m.
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