



BOARD MEETING MINUTES

THUNDER RIVER CONDOMINIUM ASSOCIATION

MONDAY, AUGUST 3RD, 2026 AT 4PM

Via Zoom

- 1) **Call to Order** The meeting was called to order by Joseph Oates at 4:03PM.
 - 2) **Verification of a Quorum:** A quorum of the Board was verified with the following directors present: Niki Kessinger, Carole Waterhouse, and Ben Sherman. Also present were Danielle Smith, Lindsay Rosenfeld, and Joseph Oates of Integrated Mountain Management (IMM).
 - 3) **Open Forum** One owner brought up the Special Assessment and what funds are being used for. The Board gave a brief overview of projects. The owners also discussed the possibility of recording the meetings for those who are unable to attend. Another owner asked that IMM send out a reminder to the membership about bears and trash bins being locked.
 - 4) **Approval of Prior Meeting Minutes** Kat motioned to approve the meeting minutes from 6/30/26, Nikki seconded. All were in favor. The minutes will be posted to the website.
 - 5) **Discussion/Action Items**
 - a) **Financial Review/2027 Budget** Joseph reviewed the financials as of 6/30/26. The Operating account has a reported \$78,305.08, the Reserve has \$12,480.75 and the EJ account has \$80,788.39. For a total of \$171,574.22.
The 2027 Budget will be discussed further when the insurance quotes are available.
 - b) **Project Discussion**
 - i) **Fireplace/Chimney Closure** The Board discussed this project and details. Notices have been sent to the community.
 - ii) **Painting** Carol will meet with the painting company within a week or so. She will provide and update when received.
 - iii) **May Walkthrough List** The list of items that need to be completed was discussed. Danielle will follow up on incomplete items.
 - iv) **Other**
 - 6) **Executive Session** Executive session was not needed.
 - a) **Review AR Aging for Collections Referral**
 - 7) **Adjourn** Meeting was adjourned at 5:33 pm.
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