BOARD MEETING MINUTES

ROARING FORK CONDOMINIUM ASSOCIATION

TO BE HELD ON WEDNESDAY, AUGUST 5TH, 2026 AT 12 PM.
ZOOM MEETING

MINUTES - Approved

1. **Call to Order** the meeting was called to order at 12:02pm by Danielle Smith.
2. **Verification of Quorum** a quorum was verified with the following board members present: James Hauskins, Kathleen Gilstrap, and Paul Begovac. Also in attendance were Joseph Oates, Laura D. Barton, and Vianey Gallegos from Integrated Mountain Management (IMM); homeowners Jim Kuhn, Rebecca Sees
3. **Approve Previous Meeting Minutes (3/28/25)** James made a motion to approve the meeting minutes, Kathleen seconded, all were in favor. The minutes will be posted to the website.
4. **Financial Review** Danielle Smith presented the financials as of 6/30/2026. The Operating account has $76,609.85, the Reserve account has a balance of $6,493.96. IMM to transfer funds to reserves. The Board would like a copy of the 2022 reserve analysis.
5. **Owner Open Forum** Homeowner of 2505 3E asked for an update on her roof leak that was reported, Danielle explained that contractors were out that day making repairs.
6. **Discussion/Action Items**
    a. **Roof replacement options** Danielle to obtain 2-3 bids for total replacement, possible stagger buildings depending on available funds in budget.
    b. **Bears** Danielle to check on metal lids for trash containers, prepare notice to residents to secure latch, prepare notice to be placed on containers.
    c. Parking lot striping Danielle to obtain bids to restripe, perhaps next year pending budget review. Kathleen advised that last chip seal did not hold long.
    d. Window Cleaning Payment responsibility to be reviewed and advised (HOA v. homeowner). Danielle will get a bid for the Board to reference.
7. **Executive Session**
    a. Delinquencies James motioned to go into Executive Session at 12:26 pm, Kathleen seconded.
8. **Action from Executive Session** The Board exited Executive Session at 12:35 pm. James motioned to send account B305 to collections, Kathleen seconded, all were in favor. Danielle will send the appropriate information to the attorney.
9. **Adjourn** 12:36 pm.