



BOARD MEETING MINUTES

ROARING FORK CONDOMINIUM ASSOCIATION

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

ZOOM MEETING

MINUTES – Draft – Not 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.