BOARD MEETING MINUTES

STIRLING RANCH PROPERTY OWNERS ASSOCIATION

THURSDAY, SEPTEMBER 24TH, 2026, AT 9:30 AM

1. **Call to Order:** The Board Meeting was called to order at 9:33 am by Quenton Henry.
2. **Verification of a Quorum:** A quorum was verified. Board members present were Tony Enea, Sandy Rhodes, Gregor Dekleva, and Mac McShane. Also present were Joseph Oates and Quenton Henry, and of Integrated Mountain Management.
3. **Approval of Prior Meeting Minutes (5/20/2026):** Mac moved to approve the minutes, Sandy seconded. The motion passed unanimously.
4. **Financial Review:** Quenton presented the financials as of 7/31/2026 reporting $63,000 in the operating and $359,000 in the two reserve accounts. Th association was noted to be cash positive through July 2026.
5. **Discussion / Action Items**
    a. **HOA Management Presentations**
        i. **IMM and Foundation Realty Services:** After proposals were presented, discussion and upon motion duly made and seconded, the Board unanimously approved terminating the current contract with IMM and engaging FRS as the POAs new property manager. The Board further authorized Sandy to work with the POA's attorney to negotiate a final agreement with FRS.
    b. **Wildland Fire Mitigation Report (Gregor/Board):** Gregor lead the Board through a discussion of the Woodland Fire Mitigation Report. The Fire Committee will meet and make recommendations for the Board to consider.
6. **Additional Business:** None
7. **Homeowner Q&A:** None
8. **Adjourn:**

Executed by Integrated Mountain Management on behalf of the Stirling Ranch POA Board of Directors.