BUDGET RATIFICATION & ANNUAL MEETING MINUTES

THUNDER RIVER CONDOMINIUMS

MONDAY, OCTOBER 19, 2026, AT 5:30pm MDT

https://integratedmountain.zoom.us/j/82455819068?pwd=BblFLgLQW4QBOaPMG2qmkH6zipYY21.1

Meeting ID: 824 5581 9068 **Passcode:** 1001 **Call in:** 719-359-4580

MINUTES – DRAFT

1. **Call to Order** Danielle, of Integrated Mtn Group (IMG), called the meeting to order at 5:32pm.
2. **Determination of Quorum** A required quorum of 1/3 was established. 9 units were represented. The Budget Ratification and Annual Meeting were combined.
3. **Financial Review** Danielle reported on the financials as of August 31, 2026, that were included in the packet. The Operating Account has $39,851, the Reserve Account has $12,483 and there is $81,240 in the EJ Account.
4. **Approval of Prior Annual Meeting Minutes** Niki motioned to approve the 2025 Annual Meeting Minutes, Carole seconded, all were in favor. The minutes will be posted to the website.
5. **Homeowner Open Forum**
    - It was discussed that Owners can find governing documents, policies, meeting minutes, and insurance information on the HOA website; email delivery depends on current contact information. Owners may also attend board meetings and use open forum.
    - One owner asked the process of reporting a leak. It was explained that major building leaks should be reported to Integrated; unit-level issues such as a leaking sink or clogged toilet can be handled by the owner.
    - The future roof project was discussed, no official plans have been made.
    - The properties towing policies were discussed. There have been a couple recent issues of incorrect parking.
6. **Election of Board Directors** There was one position up for election, no one came forward. Kat will remain on the Board. Currently the Board is, Niki Kessinger (2028), Kat McAfee (2029), Carole Waterhouse (2027), and Ben Sherman (2027).
7. **Election Results** No election took place.
8. **Adjournment** With no further business the meeting adjourned at 6:12pm.

DRAFT