Budget Ratification/Annual Owners Meeting Minutes

MIDLAND CENTER LOT 1 ASSOCIATION

WEDNESDAY, NOVEMBER 11, 2026 AT 12PM
At Midland Fitness (100 Midland Ave #250), Glenwood Springs, CO 81601

MINUTES (Draft – not approved)

1. **Call to Order**
   The Meeting was called to order at 12:01 p.m. by Bob Johnson of Integrated Mountain Management.
2. **Verification of a Quorum**
   The 20% quorum of the membership was verified, either represented in person or by proxy. Also present was Danielle Smith of Integrated Mountain Management. Due to the presence of a quorum, the Budget Ratification Meeting was combined with the Annual Members Meeting.
3. **Financial Review/2027 Budget**
   The Financials as of 8/31/26 were reviewed. It was reported that the Association had $22,480.26 in the Operating account and $72,105.78 in the Reserve account.
   The 2026 Budget was presented with no change to the current assessment rate. The Budget as approved and presented was ratified to go into effect 1/1/2026.
4. **Approval of 2024 Meeting Minutes**
   The Minutes from the prior meeting were motioned for approval by Cathy (unit 250), seconded by Tom (unit 280), and unanimously approved with 2 grammatical corrections.
5. **Homeowner Open Forum** The owner discussed the fire sprinkler repairs. There was also mention of the exterior lights needing attention. Danielle (IMG) will send maintenance to look at the lights and adjust timers.
6. **Board Member Election** There were no Board positions up for election. The current Board of Directors are Cathy Lee (2027) and Jen Harbottle (2028).
7. **Adjournment** With no further business the meeting adjourned at 12:13 p.m.