



BOARD MEETING MINUTES

Gypsum Estates Homeowner Association

TUESDAY, SEPTEMBER 22, 2026, AT 6:00 PM

AT THE GYPSUM RECREATION CENTER

52 Lundgren Blvd, Gypsum, CO 81637

MINUTES - **DRAFT (not approved)**

- 1. Call to Order** The meeting was called to order at 6:00pm.
 - 2. Verification of Quorum** A 10% quorum of the members was verified with 11 lots represented either in person or by proxy. Danielle and Joseph were also in attendance from Integrated Mountain Group (IMG). Due to the presence of quorum, the Budget Ratification was combined with the Annual Members Meeting.
 - 3. Approval of 2025 Annual Members Meeting Minutes** Rick motioned to approve the meeting minutes, Victoria seconded, all were in favor. The minutes will be posted to the website.
 - 4. 2027 Budget & Financial Review** Joseph reviewed the financials as of July 31st, 2026. The Association has \$64,383.84 in the Operating account, \$6,533.86 in the Reserve account and \$17,114.87 in the Edward Jones account. The only variance reported is insurance, which is over budget. The 2027 Budget was presented with an increase to \$131.71 per unit. The Budget is approved and will go into effect January 1st, 2027.
 - 5. Additional Business/Education** Jim from the Town of Gypsum attended the meeting as a courtesy to the members. He gave a presentation on current water rates and answered questions from the membership.
 - 6. Board Member Elections** The current Board agreed to continue serving, no other volunteers came forward. The current Board is: Chris Lord, Rick Header and Jose Gonzalez.
 - 7. Adjourn** With no further business Rick motioned to adjourn the meeting, Victoria seconded. The meeting was adjourned at 6:40pm.
-

ELEVATING CUSTOMER SUCCESS

Aspen/Snowmass

Basalt/Willits

Carbondale

Glenwood Springs

New Castle

Silt

Rifle

Parachute