ANNUAL & BUDGET RATIFICATION MEETING MINUTES

BENEDICT COMMONS CONDOMINIUM ASSOCIATION

WEDNESDAY, OCTOBER 28TH, 2026, AT 5:30PM VIA ZOOM

1. **Call to Order** The meeting was called to order by Danielle Smith at 5:34 p.m.

2. **Determination of Quorum** A quorum was verified with more than 1/3 of the membership present. Danielle Smith and Mindy Perkins from Integrated Mountain Group were also present. The budget ratification meeting was combined.

3. **Approval of Prior Annual Meeting Minutes** The minutes were reviewed, and Justin McDuffie made a motion to approve the prior meeting minutes; seconded by Jon Fightlin, the motion was carried unanimously. The minutes will be posted to the website.

4. **Financial Review** Danielle Smith presented financial statements as of August 31, 2026, and reported a balance of $38,000 in the operating account, $41,000 in reserves, and $82,000 in the Edward Jones account.

    a. **2027 Budget Review and Ratification** Danielle Smith reviewed the 2027 budget with the members. Monthly dues are to increase from $471.24 to $497 per unit. The budget was ratified by a lack of veto from the members.

5. **Homeowner Open Forum** Discussion was held regarding the garage door locks and the RFID access cards. The Board ordered 1 card per unit. They will program and disburse them to members. Additional cards can be ordered through Lockly, an email was sent with that information.

6. **Election of Board Director** Molly Faath's term expired. George Ryerson volunteered for the seat, and with no opposition, was elected by acclamation to the Board for a three-year term. Justin McDuffie's term expired, and he volunteered to retain the seat for a 3-year term. The Board is comprised of Jon Fightlin (2027), Max Twarjan (2027), Tom Hayles (2028), Justin McDuffie (2029), and George Ryerson (2029).

7. **Adjournment** The meeting adjourned at 6:52 p.m.

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