



ANNUAL MEETING MINUTES

(Approved 9/16/2024)

MIDLAND POINT HOMEOWNERS ASSOCIATION

MONDAY, OCTOBER 23, 2023, AT 5:30 PM BY ZOOM

1. **Call to Order** the meeting was called to order at 5:31 p.m. by Bob Johnson.
2. **Verification of a Quorum** a quorum was verified with at least 10% of the membership present either in person or by proxy. In total, 9 lots were represented. Also present were Haley Markward and Bob Johnson of Integrated Mountain Management.
3. **Approval of Prior Member Meeting Minutes** Aaron Smith moved, seconded by Kortney Hartman, to approve the prior annual meeting minutes, motion carried unanimously.
4. **Financial Review** Bob Johnson presented financial statements as of 8/31/2023 and reported a total cash balance of \$91,017 which includes a Reserve account and 2 CD accounts. Year to date, the Association had \$11,086 income over expense.
 - a. **2024 Budget Review and Ratification** Bob Johnson review the board approved 2024 Budget which reflected no increase to the quarterly dues and an annual Reserve contribution of \$7,435. The budget was ratified by a lack of veto and will go into effect on January 1st, 2024.
5. **Discussion and Action Items**
 - a. **Recap 2023 Projects** The Association's roads were crack sealed as preventative maintenance, fire mitigation precautions were taken by mowing down the common area weeds and native grasses, and the addition of irrigation to common spaces continues to be discussed.
6. **Additional Business**
 - The Association would like to encourage homeowners to take pride in ownership within this beautiful community and keep in mind the Association's rules and regulations.
 - When the flag on the pumphouse near the entrance is up, that means the irrigation pump is off to allow for this silt to settle and not enter the irrigation system. The pond will be dredged in 2024.
 - Zero Waste is the composting company that owners can set up their own accounts, but the



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HOA does not coordinate this service.

- 7. Board Election** Aaron Smith's Board position was up for election. There were no volunteers for the position and Aaron agreed to run for another 2-year term. Aaron Smith was elected by acclamation and his term will expire in 2025. The other board members are Sandra Deveny and Kara Gallagher, both terms are set to expire in 2024.

- 8. Adjourn** at 5:52 pm

Executed by Integrated Mountain Management on behalf of the Midland Point Board of Directors.

Bob Johnson

Founding Partner/Executive Vice President

970-230-9615

bob.johnson@integratedmtn.com

Haley Markward

Assistant Association Manager

970-930-6341

haley.markward@integratedmtn.com

