# ANNUAL & BUDGET RATIFICATION MEETING MINUTES

## TAYLOR HOUSE CONDOMINIUM ASSOCIATION

**THURSDAY, NOVEMBER 12TH, 2026, AT 5:30PM VIA ZOOM**

**MINUTES (DRAFT not approved)**

1. **Call to Order** The meeting was called to order by Danielle Smith at 5:33 p.m.

2. **Determination of Quorum** A quorum was verified with a majority of the members present. Danielle Smith and Mindy Perkins from Integrated Mountain Group were also present. The budget ratification meeting was combined with the Annual Meeting.

3. **2027 Budget Review and Ratification** Danielle Smith reviewed the 2027 budget with the members, the budget was approved by lack of veto with the inclusion of the Wifi cost.

4. **Financial Review** Danielle Smith reviewed the financials as of August 31, 2026. There was $13,395 in Operating and $13,982 in Reserves. To date, the expenses are in line with the budget.

5. **Homeowner Open Forum** Jesse reviewed the 2026 maintenance items such as the boiler, which he is coordinating repairs for.

6. **Approval of Prior Annual Meeting Minutes** The minutes were reviewed, and Paula Derevensky made a motion to approve the prior meeting minutes; seconded by Peter Freidel, the motion was carried unanimously. The minutes will be posted to the website.

7. **Election of Board Directors** Tom's term on the Board expired. However, he volunteers to serve another 3-year term on the board. With no opposition, he is reelected. The board is comprised of Peter Freidel (2028), Jesse Porter (2027), and Tom Hardin (2029)

8. **Adjournment** The meeting adjourned at 5:53 p.m.

DRAFT