CERISE RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES

MONDAY, DECEMBER 15, 2025, AT 6 PM

(Draft / unapproved)

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1. **Call to Order** Meeting called to order by Bob Johnson of Integrated Mountain Management (IMM) at 6:10pm.
2. **Verification of Quorum** A quorum (20%) of at least 14 owners was verified as 21 members were present in person or by proxy. Also present were Bob Johnson and Quenton Henry with IMM. Due to an established quorum, the Budget Ratification Meeting was combined with the Annual Meeting.
3. **Approval of 2024 Meeting Minutes** The 2024 Annual Meeting minutes were reviewed. Katie motioned to approve the 2024 Annual Meeting Minutes, seconded by Casey and all were in favor. The 2024 Annual Meeting Minutes were approved unanimously.
4. **Financial Review** Bob Johnson, Integrated Mountain Management (IMM), reviewed the financial statement as of 10/31/25 and reported a balance of $81,445.30 in the Operating account and $244,288.07 in the Reserve accounts. The Construction Deposit account has a balance of $31,095.71. Total cash is $356,829.08. The 2025 budget was ratified and approved. There is no change to the quarterly assessments, which will remain the same at $733 per quarter for 2026.
5. **Additional Business / Education**
    - **a.** Bob Johnson reported that the 2025 Collection Policy is fully executed.
    - **b.** Discussion took place regarding a potential Clubhouse renovation.
    - **c.** Mike reported that some of the projects in 2026 may include some ditch repair at the end of Larkspur, and a prescribed burn to get rid of the brush pile near the pond if weather permits.
6. **Board Member Elections (2 positions – 3-year term)** Board members Katie and Troy were reelected by acclamation. The current Board of Directors are Mike Hoffman (2026), Casey Livingston (2026), Allyson Decatur (2027), Katie Erickson (2028), and Troy Casey (2028).
7. **Adjourn** at 6:46 pm.
8. **Reception to Follow Meeting**

Executed by Integrated Mountain Management on behalf of the Cerise Ranch Board of Directors.

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