

## **MAHOGANY MESA TOWNHOMES II**

### **Board of Directors Meeting Minutes**

**Date:** May 15, 2025

**Time:** 4:00 PM

**Location:** ZOOM

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#### **1. Call to Order and Roll Call**

The meeting was called to order at **4:02 PM** by **Laura Brown**, Association Manager from Property Professionals.

#### **Board Members Present:**

- Judd Clarence
- Nicholas Larson

A quorum of the Board was established.

#### **2. Approval of Previous Meeting Minutes**

The Board reviewed the minutes from the November 6, 2024 Board of Directors Meeting.

**Motion:** To approve the meeting minutes from November 6, 2024 as presented.

**Motion by:** Judd Clarence

**Seconded by:** Nicholas Larson

**Motion passed unanimously.**

#### **3. Board of Directors Update**

Laura Brown provided a brief update on second quarter Board education and ongoing legislative updates.

- **Legislative Tracker:** The Board was encouraged to review the 2025 Legislative Tracker provided by Altitude Community Law at <https://altitude.law/2025-legislative-tracker/>.
- **House Bill 25-1043:** Discussion held on the requirement to update the Association's **Collection Policy** in compliance with recent state law changes.
- **Board Roles:** The group discussed general roles and responsibilities of Board members to ensure efficient governance and ongoing communication between management and ownership.

#### **4. Financial Report**

Laura Brown presented the **2025 Year-to-Date Financials**, noting that the Association remains on budget with minor variances due to seasonal maintenance costs.

- **Special Assessment:** Status update provided; payments continue to be received, and funds are being applied to previously identified building maintenance priorities.

#### **5. Maintenance Update**

- **Parking Signage:** Replacement and repositioning of parking signs discussed for improved visibility and compliance.
- **Landscape & Irrigation:** Minimal landscape work will continue for the 2025 season, with a focus on maintaining irrigation functionality and aesthetics within the available budget.
- **Ditch Maintenance:** Nick Larson reported that he has cleaned the ditch areas; however, a neighboring property's irrigation overflow is causing minor flooding concerns. Laura will reach out to the neighboring owner to address water flow issues.

The Board emphasized maintaining essential upkeep while focusing resources on the building structures and long-term needs of the property.

## **6. Old Business**

No additional old business items were presented.

## **7. New Business**

Laura Brown will distribute a copy of the current **insurance policy** to all owners for reference and transparency.

## **8. Community Comment**

Owners were encouraged to remain active and supportive in maintaining the community. A brief discussion acknowledged the ongoing efforts of engaged residents and their positive impact on overall upkeep.

## **9. Adjournment**

There being no further business, the meeting was **adjourned at 4:22 PM**.

**Motion to Adjourn:** Judd Clarence

**Seconded by:** Nicholas Larson

**Motion passed unanimously.**

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**Respectfully submitted,**

*Laura K. Brown*

Association Manager

Property Professionals HOA Management

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**Note:** These minutes are **in draft form** and will remain so until formally approved by the Board of Directors at the next scheduled meeting.