

VILLAGE AT PAINTED PASTURES

Board of Directors Meeting Minutes

Date: November 4, 2024

Time: 4:30 PM (MST)

Location: Zoom

1. Call to Order

The meeting was called to order at **4:30 PM**.

2. Roll Call

Board / Developer Representatives Present:

- **John Tallichet – Raley Ranch**
- **Russ Hatle – Developer Representative**
- **Laura Brown – Association Manager, Property Professionals**

A quorum was confirmed.

3. Board of Directors Update – Development Status

The Board provided an update on the project's overall construction timeline and pending development tasks. As the community remains under shared developer ownership, several responsibilities and turnover deliverables are still in progress. Discussion included:

- Anticipated project progression through **Spring 2025** and **July 2025** timelines, including expected completion of remaining infrastructure elements.
- Ongoing coordination between the developers and management regarding site completion and preparation for formal transition milestones.

4. Management Report – Laura Brown, Association Manager

a. Financial Report (YTD)

- The year-to-date financials were reviewed.
- Initial **2025 Budget Projections** were presented for developer feedback.
- Manager and developers will continue refining the budget to ensure adequate funding for operations during the development phase.

b. Management Contract (2025)

Management presented the proposed 2025 service contract for review.

Discussion included continued clarification of developer vs. HOA responsibilities as the association moves closer to eventual homeowner control.

c. Delegation of Responsibility – Site Features & Ongoing Maintenance

A review was held regarding ownership, oversight, and long-term maintenance responsibilities for the following components:

- **Pump Station & Irrigation System** (including pump maintenance and electrical components)
 - Developers noted ongoing completion and correction items with **Johnson Construction** and engineering involvement from **Sopris Engineering**.
 - Irrigation installation verification and adjustments are expected to continue into **Spring 2025**.
- **Pet Station & Dog Park**
- **Playground**
- **Walking Path** (including electrical work)
- **Landscaping & Snow Removal**

Management will continue documenting which responsibilities remain with the developers and which will transition to the Association at turnover.

d. Association Document Update (2024)

Management provided an update on required administrative filings:

- **BOIR (Beneficial Ownership Information Report)** and tax-related filings (via accountant) are in progress.
- EIN confirmation and related accounting items remain pending.

5. Old Business

No additional old business items were presented for discussion.

6. New Business

No new items were brought forward.

7. Adjournment

With no further business, the meeting adjourned at **4:47 PM**.

Prepared By:

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