

Mahogany Mesa II Townhomes II

A meeting of the Board of Directors for Mahogany Mesa Townhomes II was held November 6th at 4 PM via ZOOM.

1. Roll Call
 - a. Judd Clarence (Present)
 - b. Nick Larson (Present)
 - c. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 2/3 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 4:05 PM by Laura Brown.
4. Approval Action Items
 - a. Management provided the Board with the draft meeting minutes from the previous meeting held on 9.18.24. A motion was made by Judd to approve the minutes as written. Seconded by Nick. No further discussion. Passed unanimously.
5. Board of Directors Update
 - a. Management provided members with a quick summary of the legislative changes for 2024.
 - b. Management provided the Board members with the requirements for BOIR filing due before January 1st, 2025. Judd will provide his ID information to management to get this filed.
6. Financial Report
 - a. Management provided the Board with YTD financials and needed more direction on a proposal for the 2025 budget. Judd is recommending an incremental increase in dues in 2025 at a target rate of \$400/month per unit. Management will need to dive into the current interest rate of the loan for the gutters to determine a special assessment amount.
7. Maintenance Update
 - a. Irrigation winterization was completed by Daly.
 - b. Snow removal will be performed through the winter by Daly. Management confirmed HOA responsibility vs. Ownership responsibility.
 - c. Management confirmed that two parking signs have been installed.
8. Community Comment
 - a. None presented.
9. Old Business
 - a. None presented.
10. New Business
 - a. The annual meeting is scheduled for 12/11/2024 pending the 2025 budget approved by email.
11. Motion to Adjourn - There being no further business to come before the Board, Judd made a motion to adjourn the meeting at 4:42 PM. Seconded by Nick Larson. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals