

MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

Date: December 15, 2025

Time: 7:00 pm

Location: Trailside Elementary School

1. Call to Order

The Annual Meeting was called to order at 7:20 pm.

Attendance: 20 properties present, 9 proxies.

Quorum established with 29 properties represented.

Board Attendance: Dorota Gosztyla.

Management Attendance: Marc Davis, Sarah Anderson, Rufus Frost.

2. Welcome and Introductions

Marc Davis welcomed attendees and facilitated introductions.

3. Review and Approval of Prior Meeting Minutes

The 2024 Annual Meeting Minutes were approved unanimously following a motion and a second.

4. Financial Report

Sea to Ski presented the financial report, including a board-approved budget and increase 1% dues increase (\$10 per lot per year). Sea to Ski answered questions from the community.

5. Board Member Elections

Two open board positions were discussed. Garth Reucassel volunteered and was unanimously approved for a one-year term.

6. Property Report

Updates included tree wrappings, painted entrance signage, spillway excavation, weed abatement, and holiday decorations.

7. Trails and Open Space

Erosion in the open space between Mountain Ranch Drive was discussed.

8. Other Business

Traffic calming, sidewalk snow removal responsibilities, and community legal concerns were discussed.

9. Adjournment

Meeting adjourned at 7:57 pm.