

Brown Homestead HOA Board Meeting Minutes

DRAFT

November 19, 2025

Telluride CO 81435

Meeting called to order at 5:30 PM MT

Board members present:

Adam Mosier- D3

Jason Galt- C1

Katie Magee- A4

Mark Moffat- E1

Others present:

Anita Cody-Property Manager

Mark Gudmens- Unit B2

Karen McCarthy- Unit C2

Steve Holve—Unit A4

A quorum was met with 4 of the 5 board members in attendance.

AGENDA:

- Meeting minutes from January 28, 2025 approved by Adam, Seconded by Katie –all were in favor.
- Review of the Current financials—P&L and Balance sheet
- The proposed 2026 Budget was discussed. Katie moved to adopt the budget as presented, Mark second the motion and all were in favor.
- Review of the Reserve Study workbook for 2026
- The paint/stain on the decks will be completed in 2026
- Raton Mitigation will be completed in spring of 2026. Jason moved to mitigate all crawl spaces and Mark second the motion, all were in favor.
- Motion to adjourn at 6:40 PM MT