

**RECORD OF PROCEEDINGS**  
**Friday, December 19, 2025– 8:00 A.M.**

**ANNUAL MEETING OF MEMBERS**  
**TWENTY FOUR ASSOCIATION**

**A meeting of the Association Members of The Twenty Four Association of Garfield County, Colorado was called and held on December 19, 2025, in accordance with the applicable statutes of the State of Colorado, with the following persons present and acting:**

**ATTENDANCE** Participating via Zoom: Dan Friedman and Treasurer; Seth Beers, owner. Participating in person were Meddi Hogg, Diane Doolittle, Kat Grice, all owners; David Finby, President; and Brian Leasure, Association Manager. Proxys from homeowners Abrams, Hewett, Butler, and Dows were received by management prior to the meeting.

**CALL TO ORDER/QUORUM** Manager Brian Leasure called the meeting to order. There was a quorum of members representing the conduct of the business.

**CONSIDERATION** Minutes of the 2024 Annual Meeting December 23, 2024, were approved as written. These will be posted to the RVR website: <http://www.rvrma.org/library/neighborhood-associations>

**BUDGET REVIEW** Treasurer Dan Friedman led a discussion of the draft operating budget he had prepared with management which was emailed to all members. The items of note were:

- Went over ending balances in each account as well as majority of reserve funds in Merrill Lynch account roughly around \$285,000. Explanation in detail about all expenses which resulted in a shortfall in the operating account which led to an advance/loan from the reserves account which will be reimbursed after Q1 dues in January.
- Insurance came in under budget. Anticipated a much higher premium due to new buildings.
- Building staining came in slightly over budget. Budgeting for 2 buildings in 2026.
- Building Maintenance – Pest Control was needed for voles mitigation this past summer and was not budgeted. Repaired a portion of a shake roof from an animal.
- Irrigation came in slightly under budget.
- Deck staining came in over budget due to Trex deck replacements.
- Landscaping again came in over budget, which will be reflected in the 2026 budget. Discussion about mulch with homeowners but the decision was made to continue mulching yearly.
- Did not budget for tree removal in 2025 and removed/trimmed a few trees. Additional work is needed and is included in 2026 budget.
- After reviewing the reserve account and actual numbers it was proposed to raise reserves to \$80,000 and to keep homeowners operating dues the same as 2025. Motion was made to approve.
- There being no further questions regarding the proposed budget, Brian asked for a motion to ratify the budget as presented. There was a motion and second, with all in favor, including proxy vote held to approve the budget for 2026.

**NEIGHBORHOOD CONDITIONS AND CONCERNS**

- The new buildings are waiting for approval on the declarant and subdivision plat. The seller has paid dues through December 31, 2025

**NEW BUSINESS**

**ELECTION OF DIRECTORS**

- 2 positions are up for election this year: President David Finby and Director Kevin O’Keefe. Members present voted for both to another 3 year term. There was a motion and second, with all in favor.
  - 2026 Board of Directors
    - President, David Finby – Renewed - Expires 2029
    - Vice President, Dan Schmidt - Expires 2028
    - Treasurer, Dan Friedman - Expires 2028
    - Director, Philip Taylor - Expires 2028
    - Director, Randy Rice - Expires 2026
    - Director, Kevin O’Keefe - Renewed - Expires 2029

**ADJOURNMENT**

- There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Aimee Luther  
Office Manager

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David Finby  
President 2025