

# ROARING RIVER LODGES CONDOMINIUM ASSOCIATION

## Board Meeting Agenda

Date: Wednesday, January 21<sup>st</sup>, 2026

Time: 5:30pm MT

Location: Aspen Design House (23400 Two Rivers Road, Unit 41, Basalt)

**Call to Order** – President, Denise Taylor

**Approval of Prior Board Meeting Minutes** – Denise Taylor

- Review and approve Drafted Meeting Minutes for the Board Meeting held on December 16<sup>th</sup>, 2025

**Property Manager's Report** – Property Manager, Jason Anderson

- Discussion on Parking enforcement agreement and signage with Shaun's Towing
- Progress on Board email address setup ([info@streamsidehoa.com](mailto:info@streamsidehoa.com))

**Review and approve 11/30/2025, 12/31/2025, and Year-End Financial Statements** – Treasurer, Deb Long

**Owner Committee Reports**

- Finance – Deb Long
  - Progress on Enforcement Policy approval
  - Progress on late fee structure
  - Progress on converting for Profit to Not-for-Profit status with CO Secretary of State and Register Association with CCIOA (CO Division of Real Estate)
- Maintenance and Landscape – Gretta McKenney and Annette Ensign
- Residential – Michaela Wortman
  - Progress on Jan Newsletter
    - Notice to owners regarding Swamp Cooler/Boiler charges to individual owners beginning 2026
    - Owner vs Association responsibility of inclusions
    - Notice to owners of online billing available
- Architectural Review – Denise Taylor
  - Progress on ARC Guidelines

**Other Business**

- Emails for Board communications setup - Denise/Shirley/Jason
- Process to Review all Contracts

**Adjourn** – Denise Taylor