

**INDIAN PEAKS INTERVAL OWNERS' ASSOCIATION  
&  
INDIAN PEAKS CONDOMINIUM OWNERS' ASSOCIATION  
MINUTES OF THE ANNUAL OWNERS MEETING  
FOR BOD REVIEW**

**DATE:** September 13, 2025

**HELD AT:** Unit A302, Fraser, CO

**I. CALL TO ORDER:** Kevin Schneider, President, called the meeting to order at 10:30a.m. MDT with the following.

Directors:	Kevin Schneider Janet Smith Lee Anderson Tom Overton J. Mark Landrum Walter Steiner Danielle Hecker Becky Fairchild	COA/IOA President IOA Vice President, absent COA/IOA Secretary/Treasurer IOA Board member at large, absent IOA Board member at large IOA Board member at large IOA Board member at large COA Vice President, absent
RMG Representatives:	Mike Claney	President

**II. PROOF OF NOTICE/ROLL CALL/QUORUM:** Proof of notice of the meeting was sent to all owners on August 1, 2025. By count of proxies and owners via phone, it was determined that a 10% quorum existed with 19.5% owners represented either in person or by proxy.

**III. APPROVAL OF MINUTES OF LAST MEETING:**

**MOTION:** Lee Anderson moved, seconded by Mark Landrum, to approve the minutes of the 2024 annual meeting, as presented. Motion passed unanimously.

**IV. PROPERTY MANAGER'S REPORT:** Mike Claney provided the property manager's report.

- a. **FINANCIAL REVIEW – COA:** through July 31, 2025, the net operating income is (\$1,735) on a budget of (\$6,518) for a positive variance of \$4,785.
- b. **FINANCIAL REVIEW – IOA:** through July 31, 2025, the net operating income is \$525 on a budget of (\$24,142) for a positive variance of \$24,668.

**V. COA Property Report**

a. **Completed:**

- i. Walkway to Buildings A and B replace/repair
- ii. Prep, prime, and repaint trim and rails as needed, touch up all other areas as needed
- iii. Replace repairs shingles and ridge vent as need
- iv. Annual fire system safety inspection completed 8-29-25
- v. 8 parking lot fixtures replaced in past 12 month
- vi. Replaced old and damaged hammock

- vii. Renegotiated Trash and moved Recycle from 3 small containers to one large recycle bin
- viii. Upgraded internet service FEED from Comcast Renewed contract for internal internet service management including replacement of equipment over 18 years old
- ix. Farmers Insurance was renewed on January 1, 2025
- b. **In Process and Future Consideration:**
  - i. Cable TV and Internet options
  - ii. Building B Stone wall leaning, will mark and monitor, determine reasonable fix
  - iii. Ongoing wood and decking replacement as needed
  - iv. Ongoing paint touchup (full paint job not yet warranted, but maybe in 2027/2028)
  - v. Continue parking lot light replacement
  - vi. Roofs will be inspected and various repairs made for winter prep
  - vii. Lawns will be winterized

## **VI. IOA Property Report – Timeshare units**

- a. **Completed:**
  - i. 2 hot tub support rails installed on all hot tubs
  - ii. All pillows replaced, all beds and closet storage
  - iii. New electronic door lock system ordered and all equipment on property and expected installation by mid October.
  - iv. Fully functional by Nov 1, new features
- b. **Comment Cards review summary:** generally, all comments are very good from AirBnB, VRBO and RCI. Only unfavorable comments center on age of some items in the unit (easy chair) and one guest who had trouble checking in.
- c. **Reserve study update:** the Board discussed working on an update of the reserve study in house.

## **VII. IOA Wish List – Not Prioritized:**

- i. Replace Chair and Audubon in all units
- ii. Phase out DVD players, update to Smart TVs, streaming services
- iii. Remodel bathrooms
- iv. Paint interiors as needed, modernize color selection
- v. Update twin beds to no box spring, ability to make King
- vi. Remove headboards
- vii. Replace sliding glass door blinds
- viii. Convert wine cabinet to useful space
- ix. Update artwork

## **VIII. Timeshare Ownership Changes/Consolidation Plan**

- i. Status of Consolidation Plan
  - a. Board and RMG discussed strategies and next steps

## **IX. ELECTION OF SEVEN DIRECTORS TO THE IOA BOARD:** All 7 current directors are seeking re-election. There are no other nominations. The floor was opened for nominations; no nominations from the floor.

**MOTION:** It was moved and seconded to elect all 7 board members to another 1 year term by unanimous acclaim. Motion passed.

**X. ELECTION OF THREE DIRECTORS TO THE COA BOARD:** All 3 current directors are seeking re-election. There are no other nominations. The floor was opened for nominations; no nominations from the floor.

**MOTION:** It was moved and seconded to elect all 3 board members to another 1 year term by unanimous acclaim. Motion passed.

**XI. OWNER FORUM:**

**XII. CONFIRM NEXT MEETING:** The annual meeting was scheduled for Saturday, September 12, 2026 at 10:30a.m.

**XIII. ADJOURNMENT:** It was moved and seconded to adjourn the meeting at 11:58a.m.

Prepared by: \_\_\_\_\_  
Alex Kale

Approved by: \_\_\_\_\_  
Lee Anderson, Secretary