

**BRANDYCHASE RECREATIONAL ASSOCIATION
DECEMBER 3, 2025 BOARD MEETING MINUTES
VIRTUAL ZOOM I.D. 874 8308 9578 PASSWORD 499433 CALL 719-359-4580**

- I. **QUORUM ESTABLISH** – Leslie Stevens and Grant Aslin were present. Sarah Hall was absent. Dan Anderson with Metro Property Management along with six homeowners were also present. Director Stevens called the meeting to order at 6:41 p.m.

- II. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
Approved. There were no conflicts of interest.

- III. **SPECIAL GUEST:** - None

- IV. **MINUTES** – On a motion duly made and seconded, it was unanimously resolved to approve the July 29, 2025, Meeting Minutes.

- V. **FINANCIALS** – On a motion duly made and seconded, it was unanimously resolved to approve the June, July, August, September, October 2025 Financials pending final audit.

- VI. **ITEMS TO RATIFY** – None

- VII. **ONGOING, NEW BUSINESS** –
 - A. New State Law (HB-25-1043) requires the Association’s Collection and Enforcement Policies to be updated. Spencer Fane Law provided updated policy. Proposed policy will be distributed to the homeowners then discussed and possibly adopted during the next Board Meeting.
 - B. Actively Pursue Delinquent Homeowners Beginning In January Of 2026 discussed.
 - C. LMI Colorado Snow Removal Contract, Approved
 - D. LMI Colorado 2026 Landscape Maintenance Agreement, Approved
 - E. Alligator Spa and Pool 2026 Pool Maintenance Agreement, Approved
 - F. Metro Property Management 2026 Agreement - Approved
 - G. Schedule Next Board Meeting Date, Time and Format TBD

- VIII. **MANAGERS REPORT** – Included

- IX. **HOMEOWNER FORUM** – One homeowner asked to confirm that the 2026 Association assessments would not be increased. Another homeowner asked management for a new pool access card which will be mailed as requested.

- X. **MEETING ADJOURNED** – 7:10 p.m.