

---

ANNUAL MEETING MINUTE.

<p><b>INCLINE TERRACE CONDOMINIUM OWNERS ASSOCIATION INC.</b> <b>2025 HOMEOWNERS ANNUAL MEETING</b> <b>December 11th, 2025 - Starting: 6pm Ending: 7:45pm</b></p>
---

Date: December 11, 2025

Time: 6:00 PM Location: Sweet Library – Avenues, Salt Lake City, Utah

1. ATTENDANCE:

Board Members present: Davit Tanner & Todd Tanner.

Board members by Zoom: Simont Titen.

RLB: David Reeden

Office Manager: Leticia Storrs.

Head of Maintenance: Bob Powell & Justin Harper.

Guests present: Drew Heslop (601B), Ramesh Chandra (401B), Mary Ann Astin (205A, 605A, 606A & 603B), Christopher Love (308B, 301C, 501C), Sean Sloan (307B), Bob Whitney (303B, 404 B), Bill & Linda Marek (308C), Homeowners by zoom: ALi Khefeifi (502C, 407C), Taylor Schweitzer (514C), Robert Prill (305A-506A), Jo Tillman (403B),

**1. Call to Order & Verification of Quorum**

- The meeting was called to order at 6:00 PM by David Tanner, HOA President.
- Quorum was verified as present in person and by proxy.

**2. Approval of Previous Minutes**

September 2025 and October 2025 meeting minutes were reviewed and approved.

**3. President's Report General overview of 2025**

Operations, achievements, challenges, and compliance with Utah HOA Ombudsman requirements was presented.

**4. Financial Overview**

- 2024 year-end financial posture,
- 2025 operating budget status,

- Reserve allocations were reviewed.
- The Proposed 2026 Budget was approved with one (1) vote against.

#### **5. Capital Improvements Completed in 2025**

1. Reports were provided on Building B reconstruction,
2. Building A and C improvements
3. Administrative and technology updates- Condominium Website

#### **6. Planned Projects for 2026**

Parking, smoke detectors, emergency lighting, roofing, maintenance scheduling, and balconies were discussed.

#### **7. Governance & Compliance**

Update Rules and regulations, owner responsibilities, and enforcement protocols for 2026 were reviewed.

#### **8. Election of Board Members**

David Tanner was re-elected as President  
Todd Tanner as Vice President.

Total votes cast: 63 Votes against: 4

#### **9. Adjournment**

Next Board Meetings: January 21, 2026 and February 18, 2026.

Signed,

*David Tanner, President*

*Todd Tanner, Vice President*

*Leticia Storrs, Office Manager*