

**MINUTES OF THE ANNUAL MEMBERS MEETING OF TRAILHEAD II  
CONDOMINIUMS COMMUNITY ASSOCIATION**

**DATE: FRIDAY, DECEMBER 22<sup>ND</sup> 2023**

President Dave Allegre called the meeting to order at 10:03 am

**Proof of Quorum**

A Board quorum was present with President Dave Allegre remote via Teams

**Board Members / Officers**

- Dave Allegre - President

**Management Staff/Suncadia Management Company Present**

- Edward Simpkins      Director of Community Associations
- Katie Daniels        Administrative Assistant
- Jennifer Kramer     Director of Design Review and Residential Construction
- Megan Huddleson    Senior Accountant
- Gary Kittleson        VP – Finance and Development

**2024 Budget Presentation**

Gary Kittleson reviewed the 2024 Budget sent to all owners prior to the meeting and posted to the website. Gary notes the 14% increase in assessments and amount varies by unit type.

**2024 Budget Approval Process**

2024 Budget was approved and adopted by the Board.

**Excess Income Rollover Resolution**

Gary Kittleson explained reasons for rollover resolution with no objection.

***The members approved the motion that any excess assessment income, as determined by an Independent Audit, shall be rolled over and applied to the next fiscal year as provided by IRS Revenue Ruling 70-604.***

**Members/Open Forum**

The floor was opened to member comments.

There being no further business the meeting was adjourned at 10:16 am.

**Attest:**

  
President – Dave Allegre

3/8/24  
Date

Trailhead II Condominium Association  
2024 Budget  
Assessment by Unit

Unit #	Sq Footage	Ratio	Common Operating Expense	Reserve Contribution	Monthly Common Operating Expense and Reserve Assessment
TH2108	1,386.1	3.586%	\$ 866.62	\$ 74.71	\$ 941.33
TH2109	1,387.0	3.588%	\$ 867.10	\$ 74.75	\$ 941.85
TH2110	1,219.5	3.155%	\$ 762.46	\$ 65.73	\$ 828.19
TH2111	1,223.6	3.166%	\$ 765.12	\$ 65.96	\$ 831.08
TH2112	1,227.9	3.177%	\$ 767.78	\$ 66.19	\$ 833.96
TH2113	1,230.8	3.184%	\$ 769.47	\$ 66.33	\$ 835.80
TH2114	1,229.2	3.180%	\$ 768.50	\$ 66.25	\$ 834.75
TH2115	727.8	1.883%	\$ 455.06	\$ 39.23	\$ 494.29
TH2119	1,388.0	3.591%	\$ 867.83	\$ 74.81	\$ 942.64
TH2120	1,386.6	3.588%	\$ 867.10	\$ 74.75	\$ 941.85
TH2207	717.5	1.856%	\$ 448.53	\$ 38.67	\$ 487.20
TH2208	1,385.5	3.585%	\$ 866.38	\$ 74.69	\$ 941.06
TH2209	1,386.6	3.587%	\$ 866.86	\$ 74.73	\$ 941.59
TH2210	1,219.3	3.155%	\$ 762.46	\$ 65.73	\$ 828.19
TH2211	1,223.6	3.166%	\$ 765.12	\$ 65.96	\$ 831.08
TH2212	1,227.9	3.177%	\$ 767.78	\$ 66.19	\$ 833.96
TH2213	1,230.8	3.184%	\$ 769.47	\$ 66.33	\$ 835.80
TH2214	1,229.2	3.180%	\$ 768.50	\$ 66.25	\$ 834.75
TH2215	727.8	1.883%	\$ 455.06	\$ 39.23	\$ 494.29
TH2219	1,388.1	3.591%	\$ 867.83	\$ 74.81	\$ 942.64
TH2220	1,386.6	3.588%	\$ 867.10	\$ 74.75	\$ 941.85
TH2307	717.5	1.856%	\$ 448.53	\$ 38.67	\$ 487.20
TH2308	1,385.5	3.585%	\$ 866.38	\$ 74.69	\$ 941.06
TH2309	1,386.6	3.587%	\$ 866.86	\$ 74.73	\$ 941.59
TH2310	1,219.4	3.155%	\$ 762.46	\$ 65.73	\$ 828.19
TH2311	1,223.6	3.166%	\$ 765.12	\$ 65.96	\$ 831.08
TH2312	1,227.9	3.177%	\$ 767.78	\$ 66.19	\$ 833.96
TH2313	1,230.8	3.184%	\$ 769.47	\$ 66.33	\$ 835.80
TH2314	1,229.2	3.180%	\$ 768.50	\$ 66.25	\$ 834.75
TH2315	727.8	1.883%	\$ 455.06	\$ 39.23	\$ 494.29
TH2319	1,388.1	3.591%	\$ 867.83	\$ 74.81	\$ 942.64
TH2320	1,386.6	3.588%	\$ 867.10	\$ 74.75	\$ 941.85

38,652.4	100%	26,250.00
		315,000.00

**TRAILHEAD CONDOMINIUM**

2024 Assessments

**A. COMMON EXPENSE ASSESSMENTS**

Unit No.	Address	Unit Type	Allocated			Allocated			Total Monthly Assessment
			Interest Common Operating Expenses	Monthly Common Operating Expense	Monthly Reserve Assessment	Interest Limited Common Element	Monthly Limited Common Element Assessment		
100	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
101	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
102	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
103	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
104	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
105	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
106	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90	
107	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
108	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
110	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
200	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
201	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
202	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
203	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
204	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
205	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
206	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90	
207	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
208	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
209	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90	
210	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
300	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
301	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
302	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
303	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
304	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
305	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
306	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90	
307	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
308	3770 Suncadia Trail	2	3.39%	\$1,844.55	\$141.24	2.27%	\$0.00	\$1,985.79	
309	3770 Suncadia Trail	1	1.69%	\$922.27	\$70.62	2.27%	\$0.00	\$992.90	
310	3770 Suncadia Trail	3	3.39%	\$1,844.55	\$141.24	4.55%	\$0.00	\$1,985.79	
<b>Totals</b>		<b>32</b>	<b>100.00%</b>	<b>\$54,414.17</b>	<b>\$4,166.67</b>		<b>\$0.00</b>		
<b>Total Annual Assessments</b>				<b>\$652,970.00</b>	<b>\$50,000.00</b>		<b>\$0.00</b>	<b>\$702,970.00</b>	