

Unit Owners Association of Trailhead Condominium Board of Directors
Minutes of the Regular Meeting
April 26th, 2022 – 4:00 pm
Remote via Zoom

Call to Order

The meeting was called to order at 4:00 pm

Quorum

Directors present: Craig Dawson- President, Larry Norton – Vice President, Chun Ng – 2nd Vice President, Emily Ainley – Secretary, Stacy Townes – Treasurer - A quorum was present via Zoom.

Suncadia Management Company – Michael Bennett– Association Director, Lonny Butler – Community Manager, Gary Kittleson – Finance

Owners: Burley McIntyre, John Hamer, Joan Dawson, Lance Olson, Mark Orwiler, Kasey Erikson, Neil Thibert, Natalie LaChapelle, Annamaria Praga, David Praga, Marianna Parks, Shalon Kershaw, Chris Inverso, Stephanie Su

Approval of Minutes

The minutes of 01/18/22, 02/11/22, 02/24/22, 03/08/22, and 04/02/22 meetings were approved as distributed.

Financial Report

The Q1 financial review was presented by Gary Kittleson.

Management Report

Lonny Butler presented the management report, which will be filed with these minutes.

Unfinished Business

- a. The Board ratified the Stairwell Remediation and Repair Quote for \$569.99 with Copper Crest.
- b. The Board ratified the Landscape Maintenance Contract with Heritage Landscaping.

New Business

1. The Board voted, seconded, and unanimously approved Exterior Painting bid from 509FS for 2022 in the amount of \$82,859.56.
2. Discussion was tabled on the Common Area Security Camera bids until the 3rd Quarter board meeting.

The Board entered Executive session at 5:15 pm, adjourned Executive session and returned to Open session at 5:17 pm. The Board then ratified the discussion and action items from the Executive session and then adjourned the open meeting at 5:18 pm.

The next Regular Meeting is July 26th, 2022 at 4:00 pm.

Submitted:



Emily Ainley (Apr 27, 2022 13:15 PDT)

Secretary – Emily Ainley

4-27-22

Date

*Unit Owners Association of Trailhead Condominium
Board of Directors Regular Meeting
April 26, 2022 – 4:00 pm
141 Fire House Road, Cle Elum, WA*

January 2022 Management Report – Michael Bennett / Lonny Butler

Complete YTD

- Pool/Spa operating permits have been renewed for 2022.
- Fire Extinguisher Annual Renewal.
- Compactor dumpster fixed by Copper Crest.

Ongoing tasks:

- A property inspection is being performed weekly and any deficiencies are noted. Work orders are then created and monitored for completion.
- A/R Review monthly.
- Custodial /maintenance performance and tasks are being monitored.
- Weekly report to Board.
- Weekly email update to all owners.

In Process:

- Pool contract scheduled for renewal.
- Stairwell Repair and Remediation continues.

Planned:

- Exterior Painting





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Final Audit Report

2022-04-27

Created:	2022-04-27
By:	Lonny Butler (lbutler@suncadia.com)
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-  Document created by Lonny Butler (lbutler@suncadia.com)
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