

***Unit Owners Association of Trailhead  
Special Owners Meeting  
June 02, 2022 – 3:30 pm  
Remote via Zoom***

Join Zoom Meeting

<https://us06web.zoom.us/j/86735763970?pwd=NWxLOGZXYlRzQ0ZyMGJlZHkydkZhQT09>

Meeting ID: 867 3576 3970

Passcode: 350755

**Minutes**

1. Meeting Call to Order – By the president at 3:32 pm and a verification of quorum with all five of the Directors being present via Zoom:
  - a. Craig Dawson, President
  - b. Larry Norton, Vice President
  - c. Emily Ainley, Secretary
  - d. Stacy Townes, Treasurer
  - e. Chun Ng, 2<sup>nd</sup> Vice President
2. Treasurer’s Report – Gary Kittleson, Michael Bennett
3. Old business
  - a. The Board Reviewed and discussed the proposed 2022 Special Assessment due to 2022-2023 Property Insurance renewal costs exceeding available budgeted operating cash.
  - b. The Board had previously provided a summary of the proposed special assessment budget to the owners according to Section 10.2 of the CC&R’s and set the date of this June 2, 2022, meeting to ratify the special assessment budget.
  - c. The budget was ratified by the Board according to Section 10.2 since a majority of the owners in the Association did not reject the proposed Special Assessment budget.
  - d. The one-time special assessment is based on each unit percentage of ownership as defined in the governing documents. The Board of Directors will consider a financial hardship payment plan request to spread the one-time special assessment over six months (July-December 2022).
    - i. See the following table for the total special assessment, by unit:

TRAILHEAD CONDOMINIUM

2022 Special Assessment


<u>Unit No.</u>	<u>Allocated Interest Common Operating Expenses<sup>1</sup></u>	<u>Monthly July to Dec Additional Special Assessment<sup>3</sup></u>	<u>Annual Additional Special Assessment<sup>3</sup></u>
100	3.39%	\$1,193.54	\$7,161.25
101	3.39%	\$1,193.54	\$7,161.25
102	3.39%	\$1,193.54	\$7,161.25
103	3.39%	\$1,193.54	\$7,161.25
104	3.39%	\$1,193.54	\$7,161.25
105	3.39%	\$1,193.54	\$7,161.25
106	1.69%	\$596.77	\$3,580.63
107	3.39%	\$1,193.54	\$7,161.25
108	3.39%	\$1,193.54	\$7,161.25
110	3.39%	\$1,193.54	\$7,161.25
200	3.39%	\$1,193.54	\$7,161.25
201	3.39%	\$1,193.54	\$7,161.25
202	3.39%	\$1,193.54	\$7,161.25
203	3.39%	\$1,193.54	\$7,161.25
204	3.39%	\$1,193.54	\$7,161.25
205	3.39%	\$1,193.54	\$7,161.25
206	1.69%	\$596.77	\$3,580.63
207	3.39%	\$1,193.54	\$7,161.25
208	3.39%	\$1,193.54	\$7,161.25
209	1.69%	\$596.77	\$3,580.63
210	3.39%	\$1,193.54	\$7,161.25
300	3.39%	\$1,193.54	\$7,161.25
301	3.39%	\$1,193.54	\$7,161.25
302	3.39%	\$1,193.54	\$7,161.25
303	3.39%	\$1,193.54	\$7,161.25
304	3.39%	\$1,193.54	\$7,161.25
305	3.39%	\$1,193.54	\$7,161.25
306	1.69%	\$596.77	\$3,580.63
307	3.39%	\$1,193.54	\$7,161.25
308	3.39%	\$1,193.54	\$7,161.25
309	1.69%	\$596.77	\$3,580.63
310	3.39%	\$1,193.54	\$7,161.25

Totals                    **100.00%**        **\$35,209.50**                    **\$211,257.00**

**Insurance Premium                    \$ 232,000.00**  
**Minus Budget Remaining            \$ 20,743.00**  
**Net Special Assessment              \$ 211,257.00**

4. Meeting was adjourned at 4:20 pm by Craig Dawson, President.

Attest:

  
Emily Ainley (Jun 28, 2022 17:48 PDT)

Jun 28, 2022

Emily Ainley – Secretary

Date






# UOATH.Special.Meeting Minutes.06.02.2022

Final Audit Report

2022-06-29

Created:	2022-06-28
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEJ2JWMUxj87I40-zZfo84uXEJ9xjqTuu

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