

*Unit Owners Association of Trailhead Condominium
Board of Directors Regular Meeting
January 29, 2020
141 Firehouse Road, Suncadia Community Management Building*

Call to Order

The meeting was called to order at 10:00 am

Quorum

Directors present: Bill Diamond- President, John Tedeschi – Secretary (by telephone),

Directors(s) absent: Thomas Goar – Vice President. A quorum was present.

Suncadia Management Company – Michael Bennett– Association Director, Brian Horstman – Director of Finance, Lonny Butler – Assistant to Michael Bennett; Neal Tackett – Operations Manager.

Owners: None Present

Approval of Minutes

The minutes of the December 2019 Annual Meeting and Board Organizational Meeting on 12/07/2019 were approved as distributed.

Financial Report

The Q4 financial review was given by Brian Horstman.

The A/R report and 2019-2020 Cash Flow forecast was discussed. Currently there is only one owner account owed greater than 90 days.

Brian will research Umpqua Bank about availability and pricing of online banking for Owners.

Management Report

Michael Bennett gave the management report, which will be filed with these minutes.

Unfinished Business

Management gave an update on the Saflok door lock installation project, which will be coordinated with the Lodge. The Board ratified the Saflok door quote and management will schedule and report back to the Board with a date.


New Business

Management discussed the replacement of the hallway and stairwell landing carpet bid from Premier Floor. Board approved the expenditure as quoted. The quote was under budget and the Board will determine color and pattern.

The Board approved Heritage Landscaping contract for the 2020 fiscal year.

The meeting was adjourned at 11:01 am. The next meeting is April 29, 2020.

Submitted:


Secretary ~~Pro-Tem~~

1/29/20
Date