

*Unit Owners Association of Trailhead Condominium
Board of Directors Regular Meeting
October 30, 2019
141 Firehouse Road, Suncadia Community Management Building*

Call to Order

The meeting was called to order at 10:05 am

Quorum

Directors present: Bill Diamond- President, John Tedeschi – Secretary

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, **Owners:** TH 301 Owner: Natalie

Approval of Minutes

The minutes of the Regular Meeting 7/31/19 were approved as distributed.

Financial Report

Q3 – Brian Horstman gave September 2019 financial report.

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

Management Report

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

Discussion concerning pool / spa and property maintenance vendors and performance vs. cost was discussed.

Unfinished Business

Door lock (Saflok) installation pending November 5-20, 2019

New Business

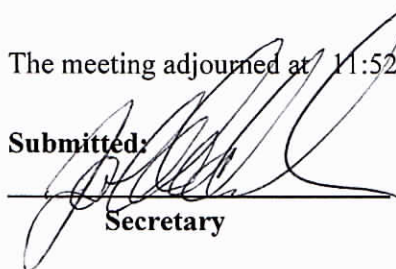
- *The Board ratified the previously approved Pool and Spa maintenance agreement with new vendor (Hot Tub Fixer, LLC).*
- *The Board ratify previously approved facilities maintenance agreement ending 12-31-19 with Copper Crest Concierge Services new ownership.*
- *The Board approved the 2020 renewal of Copper Crest Concierge Services facilities maintenance agreement.*
- *The Board Reviewed, Discussed Approved the 2020 Trailhead operational budget and Capital Reserve budget.*

The Board discussed the December 7, 2019 Trailhead Annual Owners Meeting (2:30 pm at the Lodge Owens Room).

The Board discussed the adjacent Trailhead Townhomes Fire Pit construction covenant and related budget and pool use privileges.

The meeting adjourned at 11:52 am. The next meeting is January 29, 2020

Submitted:


Secretary


Date