

Trailhead Townhomes Community Association
Open Board Meeting
October 25, 2023 – 10:00 am
Remote via Teams

MINUTES

Call to Order: The meeting was called to order at 10:03 a.m. by President John Hanna

Quorum: Directors present: President – John Hanna, Secretary / Treasurer - Sandy Perlmutter Vice-President - Lindsay Gore. A quorum is present.

Others present: Lonny Butler – Community Manager, Edward Simpkins – Director of Community Associations, Annalisa Johnson-CFO, Katie Daniels- Office Manager, Gary Kittleson- VP, Finance Director, Vanessa Reust- HOA Finance

Approval of Minutes: The minutes of the August 2, 2023, board meeting were approved as distributed.

Treasurer’s Report:

- a. Annalisa Johnson presented the Treasurer’s Report. Director Hanna advised that legal fees are being looked into for possible reimbursement.
- b. The Board unanimously approved the 2024 Budget with the amendment to add \$5,000.00 to snow removal. The Board directed Management to draft communication to send with the budget to help explain the increase in assessments.

Management Report: N/A

Unfinished Business:


- A) John Hanna updated the board on Trailhead Condos and the legal engagement they are pursuing regarding pool access.
- B) John Hanna updated the board of Trailhead Condos II and asked legal to stand down momentarily while Suncadia DRC handles the issues.

New Business

- a. The Board unanimously ratified the 2024/2025 Heritage Landscaping contract.

The meeting was adjourned at 11:08 a.m.

Submitted:


Sandy Perlmutter (Mar 12, 2024 21:41 PDT)
Sandy Perlmutter
Secretary

03/12/2024
Date









TH.TownHomes.Minutes.10.25.2023

Final Audit Report

2024-03-13

Created:	2024-02-27
By:	KATIE DANIELS (kdaniels@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_7A7NrZPPqSPKdYv9hi7OaxVthy7LTC8

"TH.TownHomes.Minutes.10.25.2023" History

-  Document created by KATIE DANIELS (kdaniels@suncadia.com)
2024-02-27 - 10:04:09 PM GMT
-  Document emailed to Sandy Perlmutter (sperlmutter@gmail.com) for signature
2024-02-27 - 10:04:14 PM GMT
-  Email viewed by Sandy Perlmutter (sperlmutter@gmail.com)
2024-02-27 - 10:17:31 PM GMT
-  New document URL requested by Sandy Perlmutter (sperlmutter@gmail.com)
2024-03-06 - 5:34:30 AM GMT
-  Email viewed by Sandy Perlmutter (sperlmutter@gmail.com)
2024-03-06 - 5:34:42 AM GMT
-  Email viewed by Sandy Perlmutter (sperlmutter@gmail.com)
2024-03-13 - 4:40:44 AM GMT
-  Document e-signed by Sandy Perlmutter (sperlmutter@gmail.com)
Signature Date: 2024-03-13 - 4:41:17 AM GMT - Time Source: server
-  Agreement completed.
2024-03-13 - 4:41:17 AM GMT