

*Trailhead Townhomes Community Association  
Board of Directors Special Organizational and 2022 Budget Meeting  
Monday November 29, 2021 – 11:00 am  
Remote via Zoom*

**MINUTES**

**Call to Order**

The meeting was called to order at 11:03 am by President Dave Allegre.

**Quorum**

Directors present: President - Dave Allegre, Secretary / Treasurer - Sandy Perlmutter Vice-President - Absent. A quorum is present.

Others present: Michael Bennett – Director of Community Management, Brian Horstman – Director of Finance, Michal Allaire – Finance, Lonny Butler – Executive Administrative Assistant, Tammy Hatch – Owner, Aaron Hatch – Owner, Ngoc Vu – Owner

**Election of Officers**

The following officers were elected as follows:

- a. Board appointment/acclamation of Director(s): Motion was unanimously approved
- b. Accept resignation of Developer Board Members: Motion was unanimously approved
- c. Appointment of Officers as follows:
  - President, John Hanna
  - Secretary/Treasurer, Sandy Perlmutter

**Approval of Minutes – NA**

**Treasurer’s Report**

Brian Horstman presented the Treasurer’s Report and recommended that Trailhead Townhomes open a 2<sup>nd</sup> account for their Reserve Funding. He also suggested that they add Gary Kittleson and Marne Schwartz as signers for all the accounts. Motion was seconded and passed with unanimous consent.

**Management Report**

Michael Bennett and Dave Allegre discussed updates concerning Trailhead 1 issues.

**Unfinished Business - none**

**New Business**

- Review, Discuss, Act upon 2022 Trailhead Townhomes (TH3) Budget – The Board reviewed and approved the 2022 Budget with minor revisions. The 2022 monthly assessment for TH3 provides for a 5% increase from \$285 / mo. to \$300 /

mo. Increases due to increased landscape and snow removal services and costs, with all units now built and sold.

- 2022 Board Meeting Schedule was finalized:
  - o Thursday Feb 24, 2022, Thursday May 26, 2022, Thursday August 25, 2022, Thursday November 24, 2022 (2023 Budget Approval)
- Request was made to have a crosswalk added to cross Suncadia Trail to the Lodge. Will enter request to SCC Board for approval.

The meeting was adjourned at 12:12 pm

**Submitted:**

  
Sandra Perlmutter (Dec 8, 2021 13:52 PST)

**Sandy Perlmutter**  
**Secretary**

**Dec 8, 2021**

**Date**






# TH.TownHomes.Open.Meeting.Minutes.11.29.2021

Final Audit Report

2021-12-08

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