

*Trailhead Townhomes Community Association  
Open Board Meeting  
April 30th, 2024 – 10:00 am  
Remote via Teams*

**MINUTES**

**Call to Order:** The meeting was called to order at 10:09 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: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations Annalisa Johnson-CFO, Katie Daniels- Administrative Assistant, Megan Huddleston – Senior Accountant

Owners present: Jenny Daley

**Approval of Minutes:**

1. The minutes of the 01/24/2024 regular board meeting was approved as distributed.

**Treasurer's Report:**

1. Megan Huddleston presented the Treasurer's Report.
2. Annalisa Johnson updated the Board on the 2023 audit and tax revenue proposal.
  - a. The Board requests a bid proposal from Newman.

**Management Report:**

1. Edward Simpkins updated the Board on the following item:
  - a. The Fire Marshal passed the inspection and signed off.
2. Jennifer Kramer updated the Board on Trailhead II.
  - a. Trailhead II is finalized and has passed inspection.


**Unfinished Business:**

1. The Board will hold an Executive Session to discuss Trailhead I.
2. The Board requests Management review the Trailhead II easement and shared access.
3. The Board requests DRC review the property lines with Trailhead II.
4. The Board Requests Management allocate Snow Removal cost 50/50 with Trailhead II.
5. The Board Requests Management survey the pavement and fence lines.
6. The Board requests a Reserve Study quote proposal.

**New Business:** N/A

The meeting was adjourned at 10:29 a.m.

**Submitted:**

  
Sandy Perlmutter (Jul 8, 2024 17:18 PDT)  
\_\_\_\_\_  
**Sandy Perlmutter**  
Secretary

**7/6/24**  
\_\_\_\_\_  
**Date**






# Trailhead Townhomes Minutes 4.29.24

Final Audit Report

2024-07-09

Created:	2024-07-08
By:	KATIE DANIELS (kdaniels@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAt-Z2gHwagu3CU9d3gvosjOCmC5H8sO9T

## "Trailhead Townhomes Minutes 4.29.24" History

-  Document created by KATIE DANIELS (kdaniels@suncadia.com)  
2024-07-08 - 11:09:55 PM GMT
-  Document emailed to Sandy Perlmutter (sperlmutter@gmail.com) for signature  
2024-07-08 - 11:09:59 PM GMT
-  Email viewed by Sandy Perlmutter (sperlmutter@gmail.com)  
2024-07-09 - 0:17:31 AM GMT
-  Document e-signed by Sandy Perlmutter (sperlmutter@gmail.com)  
Signature Date: 2024-07-09 - 0:18:14 AM GMT - Time Source: server
-  Agreement completed.  
2024-07-09 - 0:18:14 AM GMT