

*Trailhead Townhomes Community Association  
Open Board Meeting  
July 26th, 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, Katie Daniels- Administrative Assistant, Megan  
Huddleston – Senior Accountant, Brandi Darnall – Owner Relations Manager.

Owners present: Tammy Hatch

**Approval of Minutes:**

1. The Minutes of the 04/30/2024 Regular Board Meeting was approved as distributed.

**Treasurer's Report:**

1. Megan Huddleston presented the Q2 2024 Financial Reports and A/R Collections status.

**Management Report:** Edward Simpkins presented the Management Report.

1. Management conducted a review with Dave Allegre and Cedar and Sage of Trailhead II.
  - a. All aspects of easements, shared access, property lines and fencing was discussed.
  - b. Cedar and Sage will be extending the fence and removing panels to facilitate access to the common area.
2. Mark Rhoton will work with the snowplow service provider to ensure Trailhead I and Trailhead II pay the correct amounts for the shared driveway snow removal.
  - a. Trailhead II will reimburse Trailhead III \$25.00 for last years shared snow removal.
3. Management discussed the Board's request to install crosswalks for safety on Suncadia Trail.
4. Management Discussed obtaining a reserve study quote from Hughes Reserves.

**Unfinished Business:**

1. The Board requests Management provide the formula on determining the \$25.00 Snow Removal reimbursement for the asphalt area from Trailhead II.
2. The Hughes Reserves \$2,500 proposal will be sent to The Board via email.
3. Lights will be added to the ingress/egress entrance access where the two driveways adjoin.

4. The Board discussed installing a Trailhead Townhomes sign. Development would be responsible to install, and the association will maintain.
5. Management will review the traffic study and determine locations for crosswalks and/or speed bumps on Suncadia Trail.

**New Business:**

1. The Board Ratified the 2023 Audit.

The meeting was adjourned at 11:45 a.m.

**Submitted:**

  
Sandy Perlmutter (Nov 26, 2024 18:30 PST)

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**Sandy Perlmutter**  
**Secretary**

26/11/2024

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**Date**







# TH3 Minutes 7.26.24

Final Audit Report

2024-11-27

Created:	2024-11-12
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