

**Unit Owners Association of Trailhead Condominium**  
**Regular Board Meeting**  
**Real Estate Sales Center, Discovery Conference Room or via MS Teams**  
**July 22, 2025 – 4-5:00 p.m.**

**Microsoft Teams** [Need help?](#)

[Join the meeting now](#)

Meeting ID: 291 621 271 338

Passcode: RG7WG9H9

---

**Dial in by phone**

[+1 720-464-2091,,204986346#](#) United States, Denver

Phone conference ID: 204 986 346#

**AGENDA**

- 1) Meeting Call to Order – Verification of Quorum
  - a. Craig Dawson, President; Chris Inverso, Vice President; Lance Olsen, 2<sup>nd</sup> Vice President; Emily Ainley, Secretary; Stacy Townes, Treasurer
- 2) Approval of Agenda
- 3) Approval of Minutes
  - a. Regular Board Meeting April 22, 2025
- 4) Correspondence WUCIOA Update
- 5) Consent Calendar
  - a. Ratify the Email Vote Approval Regarding Q2 Reserve Contribution
  - b. Ratify the Email Vote Approval Regarding the Nor-Tech Sprinkler Maintenance Agreement
  - c. Ratify the Email Vote Regarding Pool Heater Expense from Reserves
- 6) Treasurer's Report
  - a. Financial Reports Q2- 2025  
A/R - Collections Status Report
  - b. Discuss, Deliberate, and Act Upon, making Q3 and Q4 budgeted reserve Contributions and the additional \$55K contribution
- 7) Management Report
  - a. Staff Report
- 8) Committee Reports
  - a. Insurance Committee
  - b. Legal Committee
  - c. Maintenance Committee
  - d. Communications Committee
- 9) Presidents Report

10) Unfinished Business

- a. Review 2025 Budgeted Reserve Items Expected Spend this Year and Deferrals.

11) New Business

- a. Discuss, Deliberate, and Act Upon A Smoking Policy

12) Owners Forum

13) Executive Session

14) Adjournment