

# MINUTES OF THE OWNERS SPECIAL MEETING OF UNIT OWNERS OF TRAILHEAD CONDOMINIUM ASSOCIATION

Date: Tuesday, July 22<sup>nd</sup>, 2025

Place: Suncadia Real Estate Center & remote via Teams

President Craig Dawson called the meeting to order at 3:00 PM.

## Proof of Quorum

Secretary Emily Ainley, attested that the Board had a quorum to conduct the meeting. President Craig Dawson, Vice President Chris Inverso, 2nd Vice President Lance Olsen, and Treasurer Stacy Townes all present via Teams.

Other Attendees: Director of Community Associations; Edward Simpkins, Deputy Director of Community Associations; Jennifer Kramer, Mark Rhoton; Director of Operations, Vanessa Reust; Senior Accounting Manager, Megan Huddleston; Senior Account, Brandi Darnall; Owners Relations Manager, Owners; Matt Gonzalas, David Prega, John Hamer, Burley McIntrye, Mariana Parks, Neil Thibert, Kyung Lee, Dan Madsen, and Mark Orwiler

## 2024 Budget

Vanessa Reust presented the revised 2025 budget.

President Craig Dawson confirmed that the 2025 revised budget has been fully voted on, approved, adopted by the Board of Directors, and ratified.

## Excess Income Rollover Resolution

Craig Dawson explained the reasons for the rollover resolution with no objection.

***The members approved the motion that any excess assessment income, as determined by an Independent Audit, shall be rolled over and applied to the next fiscal year as provided by IRS Revenue Ruling 70-604.***

## Members/Open Forum

The floor was opened to member comments.

There being no further business of the Owners Special Budget Meeting, the meeting was adjourned at 4:00 PM

Attest:

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Secretary, Emily Ainley

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Date