

**Trailhead II Condominium Association
Special Board Meeting
July 21, 2025 – 8-9:00 a.m.**

MINUTES

- 1.Meeting Call to Order – Verification of Quorum – meeting called to order at 8:22 am and the quorum was verified.
 - a. Dave Allegre, President; Noah Pieper, Director; Edward Simpkins, Director of HOA Associations; Jennifer Kramer, Deputy Director of HOA Associations; Vanessa Reust, Senior Manager Accounting Shared Services; Megan Huddleston, Senior Accountant; Debbie Dibb, Executive Assistant; Brandi Darnall, Owner Relations Manager HOA; Philip (208 owner); Dustin Ares, Owner;
- 2.Megan Huddleston presented the 2025 revised budget, noting a 99% increase in insurance renewal, resulting in an average owner dues increase of \$815/month. Utility costs exceeded the budget by \$ 7,000, and unplanned elevator repairs increased maintenance expenses. The Board approved the budget, which remains in effect unless 67% of the association votes against it, and the necessary quorum was not met.
3. Rollover resolution – The board led a motion that the excess dues be rolled over without tax implications per the IRS ruling. There were no objections, so this motion was approved.
4. Owners’ Forum - Questions from Dustin Ares, Insurability Issues: Edward noted that significant premium increases are common among associations, especially in areas with wildfire risks. Management will seek to re-market for a reduced premium, contingent on no additional claims.

Maintenance Contacts: Dustin requested a phone list for reporting maintenance issues, such as leaks. Owner data is confidential; however, an opt-in system was suggested. Currently, owners should email Jennifer for immediate assistance.

Contact List: There is currently no owner’s contact list, but a secure document drop for owners is being proposed by Noah and management.

Parking Assignments: Philip inquired about garage parking assignments; Jennifer is addressing this. For weekend issues, she will provide a patrol contact number for response when the office is closed.

Communication: A public Facebook page for owners to opt into was recommended. Jennifer will address housekeeping parking issues as needed.

5. Adjournment – meeting adjourned at 8:47 am.

Submitted:

Secretary – Noah Pieper

Date