

**Trailhead II Condominium Association**  
**Regular Board Meeting**  
**July 28, 2025 – 3-4:00 p.m.**

**MINUTES**

1. Meeting Call to Order – Verification of Quorum – meeting called to order at 3:15 PM
  - a. Dave Allegre, President; Noah Pieper, Secretary-Treasurer; Edward Simpkins, Director of HOA Associations; Jennifer Kramer, Deputy Director of Community Associations; Vanessa Reust, Senior Manager Accounting, Shared Services; Megan Huddleston, Senior Accountant; Mark Rhoton, Director of Operations, HOA; Brandi Darnall, Owner Relations Manager, HOA
2. Approval of Agenda – Approved at 3:15 PM
3. Approval of Minutes – Minutes were reviewed, and there are no questions. Moved and voted to approve unanimously at 3:15 PM.
  - a. Regular Board Meeting April 29, 2025
4. Key Updates on WUCIOA – Engrossed Substitute Senate Bill 5129: This bill will change HOA operations but won't take effect until 2028. We're already compliant with many of the provisions. Management plans a comprehensive update of our governing documents in 2028 when the full impact of WUCIOA will be realized.
5. Consent Calendar – Moved and approved unanimously out of order on the agenda.
  - a. Ratify the email vote Approval Regarding the Garage Space Number Painting.
6. Treasurer's Report – Megan delivered the financial reports, which included an update on the balance sheet – operating cash A/P and A/P accrued, A/P and A/R , and Reserves.
  - a. Financial Reports Q2, 2025
  - b. A/R - Collections Status Report
7. Management Report
  - a. Staff report: Weekly inspections continue, and windows have been cleaned. Jennifer met with Graybill Signs about a \$9K sign for the porte cochere. She has been leaving handouts and trail maps weekly. Mark updated on Cedar and Sage's work, noting many unfinished items and that Noah will reach out. The putt-putt course needs new flags, and no putters are provided. The engineering team regularly takes dumpsters back to the garage. Management appreciates issue callouts. The board requested additional signage near the garbage chute with contact information.
8. President's Report – Dave asked if we are looking for better insurance quotes. Brandi said she's in contact with another agency and will start marketing soon. She also requested any recommendations from board members.
9. Unfinished Business - None
10. New Business – None

11. Owners Forum – The question was asked if management or the board had received any feedback from owners regarding the increased assessments. Jennifer said she hadn't gotten anything. Noah commented that this may hurt future sales.

12. Adjournment – meeting adjourned at 4 PM.

Attest:

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Noah Pieper, Secretary-Treasurer

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Date