

MINUTES OF THE ANNUAL MEMBERS MEETING TRAILHEAD II CONDOMINIUM ASSOCIATION

DATE: SATURDAY, DECEMBER 7, 2024

PLACE: SUNCADIA LODGE BALLROOM AND REMOTE VIA TEAMS

President Dave Allegre called the meeting to order at 12:32 pm.

Proof of Quorum:

Since there is no election or a ballot measure to vote on, a quorum of the owners is not required. There is a quorum of the Board of Directors attested by Edward Simpkins.

Approval of December 2, 2023 Annual Meeting Minutes:

A motion was made to approve the minutes, and it was passed unanimously.

Introductions and Management Company Org Chart:

Items not on the agenda cannot be acted upon unless it's a legitimate emergency. Management will note the issue for consideration by the board at a later time.

Board Members./ Officers:

- Dave Allegre - President

Management Staff/Suncadia Management Company:

- Edward Simpkins, Director of Community Associations, Jennifer Kramer, Deputy Director of Community Associations, Kelsey Greene-Snyder, Director of Design Review, Brandi Darnall, Owner Relations Manager, Mark Rhoton, Director of Operations, Annalisa Johnson, CFO

HOA Additional Team Members:

- Graysen Cook, Design Review Assistant, Kelly Town, Compliance Specialist, Vanessa Reust, Senior Manager, Megan Huddleston, Senior Accountant, Tonie Heath, AR Specialist, Katie Daniels, AP Specialist

2025 Budget Presentation:

Vanessa Ruest summarized the budget process, noting key dates: reserve study in July, contract reviews in August, preparation in September, approvals in October, and distribution to owners in November. The Board adopted the summary, making the 2025 budget ratified unless a majority of Members disapprove. Since no majority was present, the budget is ratified.

Excess Membership Income Rollover Statement:

There were no objections, so any current year excess assessment income as determined by an independent audit will be rolled over and applied to the next fiscal year. This is provided by the IRS Revenue ruling 70-604.

Introduction of Board Member Candidates and Election Results:

The two candidates were Noah Pieper and Pamela McClaran for the one Board Member position. A third-party voting company held the election. The winner by 82% was Noah Pieper.

Owner's Forum:

Owners had questions regarding the streetlights tripped breaker, signage, the generator, ev chargers, past broken pipes, heat pumps and decorations.

Hearing no questions, Edward and Dave adjourned the meeting.

Attest:

Noah Pieper

Nov 5, 2025

Noah Pieper, Secretary-Treasurer

Date

Signature: 
Noah Pieper (Nov 5, 2025 12:14:53 PST)

Email: nopieper@gmail.com