

**Unit Owners Association of Trailhead Condominium**  
**Board of Directors Special Open Meeting**  
**June 10, 2021**  
**9:00 am**  
**Remote via Zoom**

**MINUTES**

1. Meeting Call to Order - Verification of Quorum
  - a. Directors present which constituted a quorum: William Diamond, President; John Hamer, Vice President-Treasurer; Linda Lightfeldt, Secretary
  - b. Owners: Craig Dawson, Burley McIntyre, Mark Orwiler, John Tedeschi
  - c. Staff and Invitees: Michael Bennett – Director of Community Associations, Community Associations Management, Lonny Butler – Assistant Trailhead Manager / Administrative Assistant, Brian Horstman – Director of Finance, TH3 (Trailhead Townhomes) Owner Terry Jones, TH 3 Owner Tamara Hatch
2. Approval of Minutes – NA
3. Treasurer’s Report – NA
4. Management Report -- NA
5. Unfinished Business
6. New Business
  - a. The Board approved the emergency replacement of the ADA pool lift (Medimart “Mighty Voyager Portable Lift”) to be installed by “Call the Hot Tub Fixer” as soon as possible). Total Cost = \$8,121.34, funds from Replacement Reserve Fund – ADA Lift B Budget = \$10,000). This single ADA lift will replace two (2) lifts originally purchased in 2015 for the pool and hot tub, since Kittitas County Health Department requires only one portable lift to be provided based on pool and hot tub size.
  - b. The Board tabled replacement of the pool heater pending management / maintenance obtaining three bids and obtaining options for using a different installer instead of current pool maintenance vendor, “Call the Hot Tub Fixer”.
  - c. The Board approved seeking a legal opinion from Counsel concerning the effect of the original Trailhead Declaration on the governance structure of the Trailhead Phase 2 development, which is now under construction by a different owner / developer from the original Declarant. The Board will provide management and counsel with specific questions for counsel to address in the legal opinion / legal memo.
  - d. The Board asked for owner volunteers to formulate pool use guidelines and alternatives to the current policy for owners, guests, renters from both Trailhead 1 and Trailhead Townhomes to address capacity issues due to overcrowding and to correctly shared costs of pool maintenance.
7. Adjournment at 10:08 am

*Linda Lightfeldt*  
Linda lightfeldt (Jul 14, 2021 15:55 PDT)

Linda Lightfeldt, Secretary

Jul 14, 2021

Date

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Final Audit Report

2021-07-14

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