

Unit Owners Association of Trailhead Condominium Board of Directors
Minutes of the Special Meeting
January 16, 2023 – 10:00 am
Remote via Zoom

Call to Order

The meeting was called to order at 10:04 am

Quorum

Directors present: Craig Dawson- President, Larry Norton – Vice President, Lance Olson- 2nd Vice President Emily Ainley – Secretary, Stacy Townes – Treasurer - A quorum was present via Zoom.

Suncadia Management Company – Lonny Butler – Community Manager, Michael Bennett-Director of Community Associations, Jamey Mays- Administrative Assistant

Owners: John Hamer, Sue Donaldson, KC Erickson, Bruce Steinburg, Mark Orwiler, Linda’s IPAD, David Praga, Marianne Parks, 206.255.1772, 206.979.2121, Joan’s IPHONE

Approval of Minutes – N/A

Financial Report – N/A

Management Report – N/A

Committee Reports - N/A

Unfinished Business

- a. The board discussed the scope of the damage from the Broken Fire Suppression Line including a phone tree for emergency response.
 - i. The Board discussed costs already incurred
 - ii. The Board discussed bids for the damage
 - iii. The Board discussed options to pay for damage.
- b. The Board discussed options for Remedial Building Maintenance.
 - i. The Board discussed wrapping all exterior pipes.
 - ii. The board discussed the cleaning of dryer vents.
 - iii. The board discussed plumbing fixtures in units.
- c. The Board discussed ownership/fault in the Retention Pond Flood.
- d. The Board discussed the TH2 Flooding Claim including costs incurred by the association.

All other items of business were tabled to the regular Board of Directors Meeting on January 24, 2023 at 4 pm

Meeting Adjourned at 11:00 am

The Board entered Executive session at 11:00 am, adjourned Executive session and returned to Open session at 11:35 am. The Board then ratified the discussion and action items from the Executive session and then adjourned the open meeting at 11:37 am.

The next Regular Meeting is January 24th, 2022, at 4:00 pm.

Submitted:

Emily Ainley

[Emily Ainley \(Mar 13, 2023 10:35 PDT\)](#)

Secretary – Emily Ainley

Mar 13, 2023

Date








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Final Audit Report

2023-03-13

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