

**Unit Owners Association of Trailhead Condominium**  
**Special Budget Meeting**  
**October 30, 2025 – 4-5:00 p.m.**

**MINUTES**

1. Meeting Call to Order – Verification of Quorum, meeting called to order at 4:06 PM and quorum is verified

- a. Chris Inverso, Vice President; Lance Olson, 2<sup>nd</sup> Vice President; Emily Ainley, Secretary/Owner Unit 100; Stacy Townes, Treasurer; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of HOA Associations; Megan Huddleston, Senior Accountant for HOA's; Vanessa Reust, Senior Accounting Manager; Owners: Dale Swindler, Glenda Swindler, David Praga, Joan Dawson, and Neil Thibert

Owners Forum – no comments

at this time.

2. New Business – 2026 budget

- a. Megan continued discussing the highlights of the 2026 operating budget, focusing on the Maintenance and Repair section. Questions arose about the inclusion of the voting service and the new sign discussed last summer. Jennifer will share a bid and renderings for the sign. Currently, sandwich boards and a small plaque are in use. The board confirmed that vendor continuity will remain, with slight rate increases. Megan noted an expected rise in occupancy next year, which is driving increased utility costs. She shared that the reserve fund is 30% funded and clarified there's no legal requirement for this funding, though it's recommended for financial health. The board discussed potential future expenditures, and Lance cautioned about the variability of insurance premiums, expressing disapproval of higher assessments. The budget was unanimously approved, with a review of evaluations scheduled after the insurance renewal on May 18, 2026.

3. At the owners' forum, it was clarified that 5/18/26 is the insurance renewal date, and another board meeting will be scheduled shortly after. The lawsuit with Townhomes has been settled, pending only the completion of final paperwork, and there should be no further legal costs. Townhome owners and their guests will retain access to the pool and contribute 50% of the maintenance costs. Both boards must agree on capital expenses; if one board makes an expenditure, such as a roof over the pool, unilaterally, the other will not share the cost. Chris mentioned the need for new board members.

4. Adjournment – 5:03PM meeting was adjourned.

Attest:

  
Craig Dawson (May 12, 2026 10:18:00 PDT)

Craig Dawson, President

05/12/26

Date






# 3.b UOATH.BudgetMinutes.10.30.2025Final

Final Audit Report

2026-05-12

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