TRAILHEAD II CONDOMINIUM ASSOCIATION
141 FIREHOUSE ROAD
CLE ELUM, WASHINGTON

MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AT THE REAL ESTATE SALES CENTER, DISCOVERY CONFERENCE ROOM
AUGUST 12, 2026, 8:00 A.M.

MEMBERS:

Dave Allegre	President
Noah Pieper	Secretary-Treasurer (via teleconference)

MANAGEMENT:

Edward Simpkins	Director of Community Associations
Jennifer Kramer	Deputy Director of Community Associations
Vanessa Reust	Senior Manager Accounting Shared Services (via teleconference)
Brandi Darnall	Owner Relations Manager
Cody Martz	Director of Operations (via teleconference)
Courtney Kephart	Assistant Director of Operations (via teleconference)

GUESTS:

Bethany Young	Recording Secretary, Minutes Solutions Inc.(via teleconference)

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 8:03 a.m.

2. APPROVAL OF AGENDA

On a motion made by Dave Allegre, seconded by Noah Pieper, it was resolved to approve the agenda for the August 12, 2026, Board meeting as presented. Motion carried at 8:03 a.m.

3. APPROVAL OF MINUTES

On a motion made by Dave Allegre, seconded by Noah Pieper, it was resolved to approve the minutes of the Board of Directors meeting held on April 22, 2026, as presented. Motion carried at 8:03 a.m.

4. OPEN FORUM

The floor was opened for discussion from 8:04 a.m. With no items of discussion raised, the open forum was closed at 8:04 a.m.

5. CORRESPONDENCE

There was no correspondence to report.

6. CONSENT CALENDAR

There were no items to be ratified.

7. TREASURER'S REPORT

7.1 Financial Reports Q2 – 2026

ACTION – Cody Martz will notify the Board when the cause of the generator repair is determined.

ACTION – Cody Martz will obtain the name of the company hired by Cedar + Sage to install the generator.

ACTION – Vanessa Reust will include the water usage report in future quarterly reports.

ACTION – Vanessa Reust will create a proposal to invest reserve funds in laddered CDs at Raymond James for the Board's approval.

Vanessa Reust presented the Q2 2026 financial report, including assets, liabilities, equity, and reserves as of June 30, 2026. She explained line-item variances and provided quarter-over-quarter comparisons.

The Board inquired whether the generator repair would be covered by warranty since it is still within three years of its certificate of operation even though it has been more than three years since installation. Cody Martz reported that an electrician is determining whether the repair was needed due to an installation issue or a faulty part, that may be covered by a warranty, for the transformer itself.

The Board requested information on the waterline repair and increased water bill. Noah Pieper asked if the increased water costs are due to the increased rates, increased usage, or both. He asked if the water usage increase is driven by seasonality or overall increases in occupancy. There is limited historical water usage information to help budget for the expense. Edward Simpkin reported that the water leak was a slow trickle and did not contribute to the increased water usage in Q2.

The Board requested information on reserve fund investment options to generate more interest income. Vanessa Reust reported that interest rates on the Columbia Bank money market account could only be increased by adding new money or by opening new accounts. She suggested investing reserve funds in three- or six-month CDs at Raymond James that yield higher interest rates.

7.2 A/R – Collections Status Report

Vanessa Reust reported that as of June 30, 2026, there were no arrears.

8. MANAGEMENT REPORT

8.1 Staff Report

ACTION – Cody Martz will provide a proposal to the Board for a pigeon deterrent solution for the building eaves.

The staff report was included in the Board packet. Management provided information on the owner inquiry resolution and policy proposed in response to the June 11, 2026, passage of House Bill 1501. They also reviewed the proposed Board of Directors Standard of Care policy.

Noah Pieper shared that the pigeons are roosting in each pocket of space where the eaves extend over the slanted roof lines and suggested potential solutions. Cody Martz explained that he is evaluating long-term pigeon deterrent solutions from a building-wide perspective. A proposal for an acceptable deterrent will be shared with the Board. A contractor contact and estimate could then be shared with affected owners.

Brandi Darnall reported that Enumerate Engage, the single communication and accounting platform for owners, has been launched. Her current focus is to encourage sign-ups, but owners will eventually be allowed to post and have discussions in Enumerate Engage. She offered to assist any owners experiencing difficulties registering.

The Board requested an update on the Association insurance policy. Brandi Darnall reported that the policy renewal date is not until May, 2027. Vanessa Reust stated that the refund from the old policy is in the Association cash account.

9. PRESIDENT'S REPORT

No report was given.

10. UNFINISHED BUSINESS

10.1 Proposed Patio Policy

ACTION – Jennfier Kramer will draft a patio policy for the Board to approve.

Noah Pieper requested an update on the patio policy to serve as a general clarification for owners. Jennifer Kramer indicated she could create a patio policy like that of Trailhead I for the Board's review. That policy addresses items such as the allowed colors and plants, and prohibits barbecues.

11. NEW BUSINESS

11.1 Owner Inquiry Resolution and Policy

On a motion made by Dave Allegre, seconded by Noah Pieper, it was resolved to adopt the owner inquiry resolution and policy. Motion carried at 8:45 a.m.

11.2 Revised Resolution No. 401-2026

On a motion made by Dave Allegre, seconded by Noah Pieper, it was resolved to adopt the revised Resolution No. 401-2026 regarding the Board's Standard of Care. Motion carried at 8:46 a.m.

12. NEXT MEETING

The date of the next Board of Directors meeting is October 28, 2026.

13. ADJOURNMENT

On a motion made by Dave Allegre, seconded by Noah Pieper and carried, it was agreed that there was no further business to transact; the meeting closed at 8:47 a.m.

DISCLAIMER

The above document should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Director	Director
Date	Date