Spanish Trail HOA Board Meeting Minutes
July 13, 2024

Meeting Called to Order at 6:10 pm

Board Members Present: Brynn B, Travis B, Mike A, Stephanie H, and Cathy V

Owners Present: Lori

Manager Present: Joy Zeller

Approval of Agenda: Stephanie motioned to approve the agenda, Mike seconded the agenda, and the agenda was approved unanimously.

Member Comments and Introductions: None

Management Report:

- Joy reviewed the 4 provided reports (Budget Vs. Actual, Delinquencies, Violations, & ACC Requests).
    - Delinquent assessments continue to decrease.
    - The board asked Joy to make sure to notify the homeowners that anyone more than 30 days past due on their assessments will be considered "not in good standing" and will not have voting privileges at the annual meeting. They must be current by the 20th of August to be considered in good standing at the annual meeting.
    - Joy is continuing to work with homeowners with violations. The majority of homeowners are really working with the HOA.
        - Address paver ACC request that hasn't completed the project.

Treasurer's Report: Travis presented the Treasurer's Report. He mentioned that we are doing okay because of the extra income from delinquency catch-up, but without that we would be falling a bit behind.

New Business:

- A homeowner contacted the HOA about the Lime scooters being left on the sidewalks. After the discussion the board agreed that this is city property and the HOA does not have authority of this item.
- Trees in pocket park at Spanish Trail Drive round-about – Travis made a motion to approve the tree trimming in the park up to $2,000 without board approval. Mike seconded the motion and the board approved the motion. Stephanie abstained.

Ongoing Business:

- Landscaping Update – Stephanie mentioned there is a tree limb along G Road. Joy will reach out to Kevin to see if he will remove it. She also noticed the picnic tables in the park has a loose board. Travis will fix it.
- The board discussed the needed governing document updates. Joy will gather 2 additional proposals, in addition to Altitude's.

Additional Comments or Concerns:

- Stephanie asked that “Landscaping” be added under “Ongoing Business” for each meeting agenda.
- Mike mentioned the dead aspen trees at the Spanish Trail roundabout. Joy will contact the owners.
- Mike talked about Altitude Law Firm and their online classes and resources.

Adjournment: Mike motioned to adjourn the meeting at 7:13 pm. Stephanie seconded the motion, and the motion was unanimously approved.

Written by Joy Zeller – Manager of Spanish Trail HOA

Reviewed and Submitted by:

Stephanie Heald (Aug 15, 2024 11:47 MDT) — 15/08/24

Secretary Stephanie Heald — Dated

Cathy Vasboe (Aug 10, 2024 08:56 MDT) — 08/10/24

Co-Secretary Cathy Vasboe — Dated

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Final Audit Report 2024-08-15

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