Spanish Trail HOA Annual Homeowners Meeting
Meeting Minutes- August 29, 2023 6 P. M.
Tennis Court Pavilion at Canyon View Park

Meeting Called to Order: 6:20 P. M. Quorum was achieved by having 54 persons either present or by proxy. Homeowners and proxies were signed in by Danielle Behrens and Cathy Vasboe.

Introduction of Board Members and Manager: Board Members present were Brynn Boyd, Stephanie Heald, Cathy Vasboe, Mike Allender, and Travis Boyd.
Donna Reynolds of Total Property Management was in attendance.

HOA Records Dispute Update: Davis Law Group was introduced, represented by Christopher and Trevor.
They spoke about what we are missing from Heritage Property and why these documents were needed (documents with individual homeowner payment information is one area that was missing). They explained that the letter received earlier this year helped to put these records in place and protects the HOA from future claims, from any homeowner, as to their balance as of November 2021. We have a $3,000-$4,000 discrepancy according to the responses received from those homeowners that responded. They explained how we tried to ask for the records ourselves, then through the court process called Replevin. They talked about the cost if we continued to trial and the high probability of not achieving our goal of record retrieval, nor court costs. This is why the board decided to dismiss the case. Questions were taken and answered.

Manager's Report: Violations are typically trash cans and/or rubbish in yards. Most are corrected after receiving a friendly reminder.

Many projects have been completed: Irrigation to trees/shrubs along G Road. A new timer was installed to ensure continual watering. Fence off Metate in common area. Free picnic table in common area. Other improvements were mentioned by Brynn. These included a new pump for irrigation and crack-sealing our 7 HOA owned roads. We also transferred the HOA accounts to a better interest earning account.

Financials were discussed by Travis. He explained the profit and loss statement and balance sheet. He also explained why the summer months are indicating a loss each year.

New Business:

Projects for the remainder of 2023 and 2024 were discussed. The board will wait until the Reserve study is complete before planning any other expenditures. (i.e.: picnic tables; gazebos; benches)

Budget was discussed and explained. Genia Rasmussen motioned to accept the budget; Travis 2nd; voice vote approved.

Election of Board members: Cathy and Travis' board term were up. Five people were nominated. All accepted the nomination.

There was a vote by show of hands whether or not we wanted to continue with a 5-person board or expand to 7 person. The 5-person board was approved by membership 35-15. The persons and votes are below:
Cathy Vasboe 34
Travis Boyd 34
Deb Squires 18
Deb Jensen 11
Diane Lyon 9
The votes were counted and verified by Janeth Luna-Ruiz and John Elliott. Cathy and Travis were elected for a 3-year term.

Question and Answer: During this time any homeowner could speak. There was a sign-in sheet for this purpose. Bridgett Rentie, Dayana Swanson and Elysa Parker signed in.
It was suggested that we post the minutes on our Facebook page. We will also post the password for the website information in the newsletter. The password to see the minutes and other documents is ST1234. Discussion regarding damage along G Road and the new sidewalk and infrastructure ensued.
We will be in contact with the construction company as G Road continues to be worked on.

Meeting Adjourned: 7:44 P. M. Travis motioned to adjourn; Mike 2nd; voice vote approved.

Minutes reviewed and approved at the August 28, 2024, annual membership meeting by unanimous vote.

Brynn Boyd (Aug 31, 2024 17:00 MDT) 31/08/24

President Brynn Boyd Dated

Rachel Bickmore (Aug 30, 2024 15:51 MDT) 30/08/24

Secretary Rachel Bickmore Dated

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Final Audit Report 2024-08-31

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2024-08-30 - 9:46:40 PM GMT

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2024-08-30 - 9:46:43 PM GMT

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Email viewed by Rachel Bickmore (rachelspanishtrailhoa@gmail.com)
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