Board Meeting
Spanish Trail HOA
Meeting Minutes
July 9th, 2025
6:00 p.m.
Mesa County Library

Meeting Called to Order: Brynn at 6:09 p.m.

Roll Call: Brynn Boyd - President, Cathy Vasboe - Treasurer, Michael Allender - Vice President, Rachel Bickmore- Secretary, Joy Zeller- Property Manager; Travis Boyd-absent

Approval of the Agenda: Mike approved agenda as amended, Cathy seconded. None opposed.

Member Comments and Names: No other members or comments.

Manager's Report:

Budget Vs. Actual - Discussion was held. Sav-a-Tree is taking out the tree by G Rd entrance.

Delinquencies - Discussed delinquent payments. Delinquent payments have decreased. Late fees will be sent out as reminders to pay on time. $25 late charge after 30 days overdue. 5% per annum from the date due, unless on a payment plan.

Violations - Discussion was held.

ACC Requests - Discussion was held.

Ongoing Business:

Declaration of Covenants, Bylaws & Articles of Incorporation - Reviewed and discussed the fact that they were approved.

New Business:

Rules & Regulations - Reviewed and discussed. Mike moves to approve, as amended. Cathy seconded. None opposed.

2026 Annual Budget - Cathy moves to approve $200 a month increase in manager's salary. Mike seconded. None opposed. Rachel moved to approve the 2026 budget. Brynn seconded. None opposed.

G Road Developments / Planning Commission - Discussion was held.

Annual Meeting - Scheduled for Tuesday the 26th. Sign in begins at 5 p.m. Meeting starts at 6 p.m. at the pavilion.

Executive Session

The board went into executive session at 7:29 p.m. about the Architectural Control Committee. Executive session ended at 7:33 p.m.

Additional Comments or Concerns

None

Meeting Adjourned: 7:34 p.m. by Cathy and seconded by Mike. All approved.
Submitted by Secretary Rachel Bickmore



Rachel Bickmore - Secretary