

Board Meeting Spanish Trail HOA Meeting Minutes

September 31, 2025

6:00 p.m.

Mesa County Library

Meeting Called to Order: Brynn at 6:05 p.m.

Roll Call: Brynn Boyd - President, Cathy Vasboe - Treasurer, Michael Allender - Vice President, Joy Zeller- Property Manager

Absent - Rachel Bickmore- Secretary, Travis Boyd

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

Member Comments and Names: No other members or comments.

Manager's Report:

Budget Vs. Actual - Discussion was held. Mike and Joy are looking into additional quotes.

Delinquencies – Brynn motioned to waive the late fee one time for the owner who requested.

Cathy seconded, and it was approved unanimously. Discussion took place. Brynn motioned to allow the HOA to waive one late fee per property, per property owner - one time only, and only if there is not a history of late payments. Mike seconded the motion and it was approved unanimously. The \$25 late fee will remain since it is comparable to other company late fees, and we are willing to waive the late fee once for owners.

Violations - Discussion was held.

ACC Requests - Discussion was held.

New Business:

Owner Requests/Concerns

Tree Trimming - A few owners have mentioned common area trees starting to hang over their property. Joy was instructed to present common area tree trimming needs throughout the subdivision for the board to review spring 2026. The trimming should be more dramatic in the future to avoid needing to trim frequently. Homeowners can also trim back branches they feel are undesirable around their house.

Tarp/Shed Structure in Back Yard of Unit – The board agreed that this was a violation of our governing documents and instructed Joy to address it.

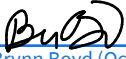
Lush Green Contract for 2026 – Discussion was held. Joy will reach out to Lush Green about adding aeration to the contract. Bagging would be too expensive. Get a quote for leaf removal. Next year Joy will help educate owners on the importance of proper lawn watering, to prevent grass growing too fast, the yard and ground being wet, compaction, lack of root growth, etc. See if Lush Green can post notes next year about lawn.

Board Member Absences – Joy informed the board that Travis has been absent from the last two annual membership meetings and most board meetings over the past two years, including the last three consecutive board meetings. According to Spanish Trail HOA Bylaws, Article 4, Section 4.2, a board member who misses three consecutive board meetings without prior notice to the president and without board approval is deemed to have resigned.

It was confirmed that the president did not receive advance notice of Travis's recent absences, and the board did not approve them. Mike made a motion to acknowledge that Travis is deemed to have resigned from the board due to his three consecutive unexcused absences, in accordance with the bylaws. Cathy seconded the motion. The motion was approved unanimously.

Meeting Adjourned: Cathy made a motion to adjourn the meeting at 7:30 p.m.. Mike seconded the motion and the meeting was unanimously adjourned

Submitted by Property Manager Joy Zeller


Brynn Boyd (Oct 9, 2025 14:41:07 MDT)

Brynn Boyd

09.30.2025 Board Meeting Minutes (1)

Final Audit Report

2025-10-09

Created:	2025-10-09
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