

Spanish Trail Board Meeting
July 1, 2026
Mesa County Library

Called to Order: 6:04 PM

Roll Call:

Brynn, Mike, Cathy, Tina present, Tim present via phone, Joy – Property Manager present via Google Meet

Approval of the Agenda:

Mike moved to approve, Cathy 2nd; All approved

Member Comments: None

Manager Report:

We are financially strong. There was some damage to the RV lot gate but it has been repaired. Budget vs. actual looks good. We've used \$1500 of the budgeted legal fund. Tree maintenance will go over budget due to recent replacements.

Reviewed late association dues, fines, & fees. Only a few delinquencies. We discussed setting a limit on late fees for legal action. Members agreed that \$500 was low enough to allow homeowners to pay before the amount gets too large. Joy was asked to have Altitude add this to our policies.

Turn-around on ACC requests has been about 3 days.

New Business:

2026 Annual Meeting - Joy will see if the tennis pavilion is available one evening August 25-27.

2027 Budget - Primary suggestion for change would be to reduce contribution to reserve in order to increase Common Area Maintenance fund (or a separate line item for irrigation.) This would be used to add our own access to water for G Road irrigation. Using irrigation access through the church has become an issue. It was also suggested that we have a written agreement with the church to secure access to water for new vegetation until we can make changes. Joy will draft an agreement and get estimates on the cost of adding that area to our irrigation system. We will make a budget decision via email vote prior to the end of this month once estimates are available.

Ongoing Business:

G Road entrance improvements will be completed in fall. Lush Green to check irrigation to new trees as one seems to be suffering.

Executive Session: regarding rule enforcement issues was entered into at 7:20PM
Executive Session was ended at 7:49PM Tim motioned; Brynn 2nd; all were in favor

Cathy motioned to end meeting; Mike 2nd; all were in favor. Meeting ended 7:50PM

Submitted by Tina Woolley
July 2, 2026

I, the undersigned, serving as the President of Spanish Trail Homeowners Association, do hereby
certify that these meeting minutes were approved by an email vote of the board members.

By: 
Brynn Boyd (Jul 7, 2026 06:14:39 MDT)
Brynn Boyd, President

July 1, 2026 Board Meeting Minutes

Final Audit Report

2026-07-07

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