Spanish Trail Board Meeting
August 5, 2026
Mesa County Library

Called to Order: 6:50 PM

Roll Call:
Brynn, Mike, Cathy, Tina, present; Tim absent; Joy – Property Manager present;

Approval of the Agenda:
Tina moved to approve, Brynn 2nd; All approved.

Member Comments:
None

Manager Report:
Reviewed bank reconciliation report - we are well liquidated. Budget vs. actual - we are on track (81.3% collected). We are over budget on tree maintenance and legal fees. Very few delinquent owner accounts. Broad leaf treatment has been approved but may not be effective due to high temps. Lush Green will wait until temperatures drop but Joy will mention it in the newsletter so homeowners are aware.

New Business:
Rule update for oversized vehicles: make an amendment to rules and regulations that defines oversized vehicle as any vehicle not able to be contained in the property driveway or designated parking area and not encroaching on public sidewalk.
Cathy moved to approve, Mike 2nd, all approved.

Ongoing biz:
Signing contract with church: Church has signed an amended contract
Cathy moved that Brynn sign; Brynn 2nd, all approved.

Joy has received bids from Landworks and for boring services to connect our irrigation system to G Road supply. It was determined that we could withhold our reserve contribution next year for this capital improvement project. Work could commence early 2027 (spring).
Tina moved to approve; Cathy 2nd, all approved.

Annual meeting August 25th. We need to approve the 2027 annual budget so it can be mailed to homeowners. Brynn moved that we approve the amended budget; Mike 2nd, all approved.

Executive Session regarding a rule enforcement issue was entered into at 7:36 PM.
Executive Session ended at 7:47 PM. Mike motioned to end the session; Cathy 2nd; all were in favor.

Brynn motioned to end meeting; Mike 2nd; all were in favor. Meeting ended 7:49 PM.

Submitted by Tina Woolley

August 8, 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 (Oct 1, 2026 18:03:04 MDT)
Brynn Boyd, President

August 5, 2026 Board Meeting Minutes

Final Audit Report 2026-10-02

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