

**TRAILHEAD  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
March 12, 2005**

The regularly scheduled Annual Meeting of the Trailhead Homeowners' Association was held on Saturday, March 12, 2005, in the Wilderndest Commercial Center. The meeting was called to order at 8:36 A.M.

**ROLL CALL**

Pursuant to the Bylaws, the representation of fifty percent ( 6 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
1A	Susan Grierson	1C	Dave Youngblood
1B	Vaughn Miller	1D	Gessner Living Trust
2A	Kajetan Glowacki	3B	Larry/Nancy Anundson
2C	Linda Coxen		
3C	Marian Bolf		

Present from Wilderndest [WPM] was Audrey Taylor, HOA Liaison.

Proof of notice of meeting was noted.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,  
THE MINUTES OF THE MARCH 20, 2004, ANNUAL MEETING WERE APPROVED AS  
WRITTEN.**

**REPORT OF PRESIDENT**

Vaughn Miller reported:

Ants and rodents seem to be a yearly problem. WPM was directed to contact an exterminator. Owners are urged to pack the area around the gas pipe entering their units with steel wool as the rodents are following the piping into the units.

Parking continues to be a problem. It is important to leave the guest parking available for guests rather than use as overflow parking. Several solutions were discussed. After discussion it was resolved:

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,  
IT WAS RESOLVED THAT LOWER TRAILHEAD UNIT OWNERS ARE TO PARK IN  
THEIR GARAGES AND MAY PARK ONE [1] CAR IN FRONT OF THE GARAGE WITH  
THE EXCEPTION OF UNITS 209C AND 201 D, WHICH MAY PARK ONE [1] CAR IN  
FRONT OF THE STAIRWELL RATHER THAN THEIR GARAGES.**

A report was received that the upper exterior lights were not connected to the units served. The Board will research the matter.

Repairs were made to the decks that were pulling away from the building. The work will be finished this summer. The cost will be approximately \$5,000 [Reserve expense.]

There continues to be difficulty with one unit's tenants properly disposing of their trash. It was decided to fine the unit for this continuing infraction.

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

Wilderness's basic responsibilities are: accounting, meetings, administrative needs and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County.

The Wilderness/Trailhead liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Owners were reminded that the strong negotiations on behalf of the Wilderness-managed associations continue to net substantial savings.

Wilderness opened a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. The address is: wildernesshoa.com.

## **FINANCIAL CONSIDERATIONS**

The January 31, 2005, financials were reviewed. The Balance Sheet showed that the Operating Account's balance was \$10,273.95 and the Reserve Account's balance was \$16,168.79.

Operating income exceeded expenses by \$3,049.20 year-to-date and Reserve income exceeded expenses by \$6,418.05 in the same time period.

The proposed budget was discussed. It was resolved:

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2005/2006 BUDGET AS AMENDED TO REFLECT A \$15/ UNIT/MONTH DUES INCREASE EFFECTIVE APRIL 1, 2005, THE BEGINNING OF THE FISCAL YEAR. THE INCREASE IS TO BE ALLOCATED TO THE RESERVE ACCOUNT.**

It was decided that the Association should have a Walk-Through in May, noting maintenance needs; and that the Walk-Through would be followed by a Special Meeting to consider a Special Assessment.

## **REPAIR AND MAINTENANCE CONSIDERATIONS**

Those present indicated that the dumpster areas need work. It was agreed that the Board would pursue repair bids and these issues would be discussed at the walk-through.

Projects under consideration at the Walk-Through include:

- Upper Unit Painting.
- Striping Parking Lots.
- Re-routing the upper units' electrical for external lighting.
- Dumpster Pads.
- Lower dumpster enclosure repairs.

## **ELECTION OF DIRECTORS**

An election of Directors was held.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT JIM GRIERSON, VAUGHN MILLER, MARION BOLF, AND LINDA COXEN TO THE BOARD OF DIRECTORS.**

## **OTHER MATTERS**

The Walk-Through was scheduled for Friday, May 6, 2005 at 4:00 P.M. All are to meet at the dumpster. The Walk-Through will be followed by a Special Meeting at the Wilderest Commercial Center.

The 2006 Annual Meeting was scheduled for Saturday, May 11<sup>th</sup> at 8:30 A.M.

## **ADJOURNMENT**

The meeting adjourned at 12:07 P.M.

# **TRAILHEAD BOARD OF DIRECTORS MEETING March 12, 2005**

A regularly scheduled meeting of the Trailhead Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Jim Grierson
Vice President	Vaughn Miller
Sec/Treas	Linda Coxen
Alternate	Marian Bolf

The meeting adjourned at 12:15 P.M.

# ACTION LIST

## Trailhead Annual Meeting

March 12, 2005

ITEM	PERSON RESPONSIBLE	STATUS
Add to meeting schedule – Ann Mtg 3-11-06. Walk-Through May 6 05 – 4:00 PM – dumpster to be followed by spec mtg at WCC.	Amy Kraus	
Jim Grierson pres; Vaughn Miller v pres; Linda Coxen Sec/Treas; Marion Bolf Alternate	Amy Kraus	
Do not renew cable contract without Board approval – very dissatisfied with programming	Tony	
Call Orkin for ants/rodents	Audrey	
Rebill AM Lock invoice for \$55 to 201-A owner [667; 11-19-04]	Kim	
Change trash pickup to every other week	Audrey	
Provide bid to reset doors on trash enclosure	Brad	
Contact Bret re stain	Audrey	
Raise dues by \$15/unit/month effective April 1, 2005	Kim	
Levy \$100 fine against 2D/Shannon	Kim	