



The Trails Homeowner's Association, Inc.
Q2 2022 – Board of Director's Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
April 11, 2022

Board of Director's Meeting Minutes

I. Call to Order

Board Members Present:

Melissa Wells – Vice President
Lisa Briner – Treasurer

Attendees:

Jason Kindred – President, Architerra Homes
Brandon Collins – HOA Manager, HOAM/Architerra Homes

II. Open Forum

III. Approval of Minutes

The Board of Directors approved of the previous annual meeting minutes that occurred on 10/19/2021.

Motion: Melissa Wells
Second: Lisa Briner

IV. New Business

a. Appointment of new Board Member(s)

The Board appointed Jason Kindred to an open director position.

Motion: Lisa Briner
Second: Melissa Wells

b. Management Contract with HOAM

The Board approved of the proposed management contract with HOAM for the management of the HOA for The Trails HOA.

Motion: Lisa Briner
Second: Melissa Wells
Aye: Jason Kindred

c. HOA Manager Spending Threshold

The Board approved of a \$200.00 manager spending threshold for emergency use. This amount is intended for use without the Board's authorization.

Motion: Melissa Wells
Second: Jason Kindred

Managed by:
Architerra Homes, LLC.



Aye: Lisa Briner

d. Architectural Approvals

The Board approved of continuing to utilize the HOA Manager as the reviewing party for all architectural submittals.

Motion: Jason Kindred
Second: Melissa Wells
Aye: Lisa Briner

e. Enforcement Committee

The Board instructed the HOA Manager to research and put together a charter for an enforcement committee. This committee will have a charter which will grant them the ability to hear violation hearings, although the Board will retain the right to review the committee's decisions and have the homeowner's appeal the committee's decision directly to the Board.

f. Homeowner Requests

i. Request #1

- Homeowner is requesting doggie waste bag stations along the walking trails.

The Board will research the costs and constraints involved with installing doggie waste bag stations along the trail.

ii. Request #2

- Former owner is requesting a refund for a payment that they made after they sold the property.

The Board approved of refunding the erroneous payment back to the previous homeowner and write off the loss to bad debt.

iii. Request #3

- A number of homeowners have raised concerns regarding snowplowing in front of the CBU mailboxes. It would be appropriate for the Board to consider adding this to the snowplow maintenance contract at this time.

The Board will request that Architerra clear the snowplow in front of the mailboxes on an as needed basis.

Approved:

Motion: Melissa Wells
Second: Jason Kindred
Aye: Lisa Briner

V. Violations

VI. Next Meeting Date

Managed by:
Architerra Homes, LLC.



TBD – Q3 2022

VII. Adjournment – 10:36AM

Managed by:
Architerra Homes, LLC.