



The Trails Homeowner's Association, Inc.  
Q3 2022 – Board of Director's Meeting  
1859 North Lakewood Drive, Suite 200  
Coeur d'Alene, ID 83814  
July 15, 2022

## **Board of Director's Meeting Minutes**

### **I. Call to Order – 10:27AM**

#### **Board Members Present:**

Melissa Wells – Vice President  
Lisa Briner – Treasurer

#### **Attendees:**

Brandon Collins – HOA Manager, HOAM/Architerra Homes

### **II. Open Forum**

### **III. Approval of Minutes**

The Board approved of the minutes from the 4/11/2022 Board of Directors Meeting.

Motion – Melissa Wells  
Second – Lisa Briner

### **IV. Previous Business**

#### **a. Enforcement Committee**

The Board tabled this item.

### **V. New Business**

#### **a. Delinquencies**

The Board instructed the manager to send Pre-Lien notices to the homeowners that have a balance of more than \$200.00.

### **VI. Violations**

### **VII. Next Meeting Date**

TBD – Q4 2022

### **VIII. Adjournment – 10:30PM**

Managed by:  
Architerra Homes, LLC.