



The Trails Homeowner's Association, Inc.
Q2 2023 – Board of Director's Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
April 14, 2023

Board of Director's Meeting Minutes

I. Call to Order – 1:43PM

Board Members Present:

Melissa Wells – Vice President
Lisa Briner – Treasurer

Board Members Absent:

Jason Kindred – President

Attendees:

Brandon Collins – HOA Manager, HOAM, LLC.
Ryan Beamer – Co-President, Architerra Homes
Tyler Haug – Co-President, Architerra Homes

II. Open Forum

III. Approval of Minutes

A motion was made to approve of the previous meeting's minutes that occurred on 12/20/2022.

Motion: Melissa Wells
Second: Lisa Briner

IV. New Business

a. Resignation of Board Member

A motion was made to approve of the acceptance of Jason Kindred's resignation from the Board of Directors.

Motion: Lisa Briner
Second: Melissa Wells

Managed by:
HOAM, LLC.



b. Appointment of new Board Member(s)

A motion was made to approve of appointing Tyler Haug and Ryan Beamer to The Trails HOA Board of Directors.

Motion: Melissa Wells
Second: Lisa Briner

c. Ratification of Previous Resolution

A motion was made to express approval of the previously approved resolution which detailed deeding unusable land over to the City of Coeur d'Alene.

Motion: Tyler Haug
Second: Ryan Beamer
Yay: Lisa Briner and Melissa Wells

d. CC&R Amendment

A motion was made to approve of the proposed CC&R Amendment.

Motion: Tyler Haug
Second: Ryan Beamer
Yay: Lisa Briner and Melissa Wells

e. Collections Policy

A motion was made to table this item until further details are provided.

Motion: Melissa Wells
Second: Lisa Briner
Yay: Tyler Haug and Ryan Beamer

f. Survey

The HOA Manager will work on this further.

g. New Bank Account

A motion was made to authorize the HOA Manager to open a new bank account for the express purpose of holding money for reserve costs. The Board also instructed the HOA Manager to explore holding the monies in an account that will provide the highest rate of return while still being FDIC insured.

Motion: Lisa Briner
Second: Ryan Beamer
Yay: Tyler Haug and Melissa Wells



h. Homeowner Requests

i. Request #1 – 6876 N. Rendezvous Drive

- The homeowner had requested that \$9.00 in Late Fees get waived. A motion was made to approve this request.

Motion: Melissa Wells

Second: Lisa Briner

Yay: Ryan Beamer and Tyler Haug

ii. Request #2 – 7101 N. Hourglass Drive

- This homeowner gave their thoughts on the watering situation on Carrington.

iii. Request #3 – 6828 N. Hourglass Drive

- This homeowner has complained regarding a neighbor's dog that has been out without a leash. Such action is a violation of the Association's governing documents.
- A motion was made to start the violation process pertaining to this issue.

Motion: Tyler Haug

Second: Ryan Beamer

Yay: Melissa Wells and Lisa Briner

V. Previous Business

a. Enforcement Committee

The draft of this charter is still in progress.

b. Resident Advisory Committee

A motion was made to approve of the provided Resident Advisory Committee charter.

Motion: Melissa Wells

Second: Lisa Briner

Yay: Ryan Beamer and Tyler Haug

VI. Violations

VII. Next Meeting Date

TBD – Q3 2023

VIII. Adjournment – 2:13PM