



The Trails Homeowner's Association, Inc.
Q4 2023 – Board of Director's Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
October 5, 2023

Board of Director's Open Session Meeting Minutes

I. Call to Order – 12:17PM

Board Members Present:

Tyler Haug – President
Ryan Beamer – Vice President
Lisa Briner – Treasurer & Secretary
Melissa Wells – Member at Large

Attendees:

Brandon Collins – HOA Manager, HOAM, LLC.

II. Executive Session

A motion was made to enter into executive session for the discussion of matters pertinent to Idaho Civil Code 55-3204 (2).

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

III. Open Forum

IV. Approval of Minutes

A motion was made to approve of the previous meeting's minutes that occurred on 4/14/2023.

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

V. New Business

a. Collections Policy

A motion was made to approve of the proposal from Lake City Law for the purposes of managing the Association's collection efforts.

Motion: Melissa Wells
Second: Ryan Beamer

Managed by:
HOAM, LLC.



Ayes: Tyler Haug and Lisa Briner

b. Homeowner Requests

i. 6748 N. Hourglass

Motion was made to remove late fees per the homeowner's request.

Motion: Melissa Wells

Second: Ryan Beamer

Ayes: Lisa Briner and Tyler Haug

ii. 6814 N. Hourglass Drive

The Board reviewed and discussed the written request from homeowner for speed limit signage. The Board advised that the Association may not be permitted to install speed limit signage in the community as the roads are publicly owned. The Board advised that this request would be better suited for the City of Coeur d'Alene.

VI. Previous Business

a. Resident Advisory Committee

A motion was made for Management to solicit a call for candidates for the Resident Advisory Committee in Q1 2024.

Motion: Melissa Wells

Second: Tyler Haug

Ayes: Ryan Beamer and Lisa Briner

b. Enforcement Committee

The draft of this charter is still in progress.

VII. Violations

VIII. Next Meeting Date

TBD – Q1 2024

IX. Adjournment – 12:26PM