



The Trails Homeowner's Association, Inc.  
Annual Meeting  
1859 North Lakewood Drive, Suite 200  
Coeur d'Alene, ID 83814  
October 19, 2021

## Annual Meeting Minutes

### I. Call to Order – 10:42AM

#### Board Members Present:

Brandon Collins – President  
Lisa Briner – Treasurer

#### Board Members Absent:

Melissa Wells – Vice President

### II. Open Forum

At this time, the Board elected to maintain the restriction on meeting attendance to the declarant only.

Motion: Brandon Collins  
Second: Lisa Briner

### III. Approval of Minutes

### IV. New Business

#### a. Landscape contract update for 2022

Alpine Landscape updated their proposal for next year with their anticipated price increases. The Board approved of the contract with Alpine.

Motion: Lisa Briner  
Second: Brandon Collins

#### b. Management contract with HOAM

Home Owner Association Management (HOAM) has provided a proposal for their standard contracted duties for the management of this Association. Their price is \$4 per unit per month. The Board tabled this item as there was a Board Member absent.

Motion: Lisa Briner  
Second: Brandon Collins

#### c. Budget update for 2022

The Board approved of the budget for 2022, with the included adjustments.

Motion: Brandon Collins  
Second: Lisa Briner

Managed by:  
Architerra Homes, LLC.



**d. Assessment Increase**

The Board approved of an assessment increase to \$480.00 per year, paid in quarterly increments of \$120.00 per quarter.

Motion: Brandon Collins  
Second: Lisa Briner

**e. Resolution for CC&R changes**

The Board discussed potential changes to the CC&Rs. No motion was made.

**f. Bank account consideration**

The Board tabled this topic.

Motion: Brandon Collins  
Second: Lisa Briner

**g. Appointment of new Board Member(s)**

The Board tabled this topic.

Motion: Lisa Briner  
Second: Brandon Collins

**V. Adjournment – 11:41AM**