



The Trails Homeowner's Association, Inc.
2023 Annual Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
December 7, 2023

2023 Annual Meeting Minutes

I. Call to Order – 12:30PM

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. Open Forum

III. Approval of Minutes

A motion was made to approve of the previous meeting's minutes that occurred on 10/5/2023.

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

IV. New Business

a. Snowplow Contract

A motion was made to approve of the Snowplow bid provided by Alpine Landscaping.

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

b. Management Contract

A motion was made to approve of the Management Services bid provided by HOAM, LLC.

Motion: Ryan Beamer

Managed by:
HOAM, LLC.



Second: Melissa Wells
Ayes: Tyler Haug and Lisa Briner

c. Budget

The Board discussed and approved the 2024 FYE Budget provided by management.

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

V. Previous Business

VI. Violations

VII. Next Meeting Date

TBD – Q1 2024

VIII. Adjournment – 12:47PM