



The Trails Homeowner's Association, Inc.
2024 Annual Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
December 8, 2024

2024 Annual Meeting Minutes

I. Call to Order – 1:08PM

Board Members Present:

Ryan Beamer – President
Lisa Briner – Vice President

Board Members Absent:

Melissa Wells – Treasurer & Secretary

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 12/7/2023.

Motion: Lisa Briner
Second: Ryan Beamer

IV. New Business

a. Rules Change

A motion was made to approve of the proposed Rule Change.

Motion: Ryan Beamer
Second: Lisa Briner

b. 2025 Budget

The Board reviewed, discussed, edited, and approved the 2025 FYE Budget.

Motion: Lisa Briner
Second: Ryan Beamer

c. Management Contract

Managed by:
HOAM, LLC.



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

Motion: Ryan Beamer
Second: Lisa Briner

- V. Previous Business**
- VI. Violations**
- VII. Next Meeting Date**
 - TBD – Q1 2025
 - Adjournment – 2:02PM**