



The Trails Homeowner's Association, Inc.
2025 Annual Meeting
1859 North Lakewood Drive, Suite 200
Coeur d'Alene, ID 83814
September 26, 2025
2025 Annual Meeting Minutes

I. Call to Order – 7 PM

Members Present:

Angie Rothrock
Nick Roach
Ryan Beam
Peter Allen
Shannon Atha
Quinn Stanley
Approximately 28 Residents

II. Welcome & Introductions

- Angie Rothrock opened the meeting and welcomed the Trails Crew.
- Future: Name tags provided for board members.
- Board introductions completed.
- Legal counsel (Quinn Stanley) introduced.
- Approximately 28 homeowners in attendance.

III. HOA Mission & Priorities

- Maintain shared spaces.
- Protect property values.
- Ensure the community remains a great place to live.

IV. Website & Communication Updates

- Reviewed how to access Trails and Enclave documents via the HOA website.
- Quarterly financials now available online under 'The Trails/The Enclave.'

Managed by:
HOAM, LLC.



V. Buildium Platform

- Homeowners encouraged to enroll and set up autopay.
- Reminder: Replies to Buildium auto-emails do not reach the HOA Director. New email threads must be started for inquiries.

VI. HOA Responsibilities & Scope

- Homeowners requested clarity on what the HOA maintains and why.
- Questions raised regarding east side maintenance responsibility – HOA will send an explanatory email.
- City of Coeur d'Alene will build and maintain the park and Prairie Trail.

VII. Financial Review & 2025 Budget

- Walkthrough of 2025 budget provided.
- Late fee enforcement will be strengthened.
- Questions raised on consistent double-digit HOA fee increases since 2023.
- Cost drivers to be broken down and shared with residents.

VIII. Water & Landscaping Concerns

- Significant concerns about water waste and sprinkler inefficiency.
- Suggestion to review sprinkler head types and conduct an on-site inspection.

IX. Developer & Fee Structure Concerns

- Discussion on senior living facility contributions to HOA dues.
- Homeowners questioned paying for undeveloped common areas.
- Request for developers to continue covering these costs until completion.

X. Resident Representation & Advocacy

- Peter Allen will serve as the residents' voice on the board.
- Plans to review cost increases and improve transparency.
- Addressing speeding issues with increased police presence.

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XI. Construction Traffic & Safety

- Request for Architerra trucks to use Hanley instead of Homeward Bound Blvd.
- Concerns over continued violations and lack of action by site management.
- Proposal for a stop sign at Carrington & Johns Hawke.

XII. Governance & Future Structure

- Questions about future homeowner representation on the board and timeline for transition.
- Discussion on monthly billing frequency and potential alternatives.

XIII. Additional Comments after the Meeting

- Hourglass intersects at Homeward Bound
- Stop Sign with tree right in front of it.
- Can we review.
- Does Architerra have a tree committee? No – the City controls which trees are allowed and Architerra takes those in stride.