

The Trails HOA – Board Meeting Minutes

Date: January 7, 2026

Time: 9:00 AM

Board Members Present

- Shannon Atha
- Ryan Beamer
- Nick Roach
- Rebecca Rodriguez
- Angie Rothrock
- Peter Allen

1. Call to Order
 - a. The meeting was called to order at 9:00 AM.
2. Agenda Review and Approval
 - a. The Board reviewed the meeting agenda.
 - b. Motion: Approved
Second: Received
Vote: Unanimous
3. 2026 Budget Review
 - a. The board reviewed the budget.
 - b. Motion: Approved
Second: Received
Vote: Unanimous
4. Governance Documents & Bylaws Review
 - a. The Board reviewed proposed updates to the Governance Documents and 2026 Bylaws. Revisions to the late fee and interest structure, including a \$20 late fee after a 20-day grace period and a 1.5% monthly interest charge on unpaid balances. The structure reflects system constraints and ongoing legal guidance. Final legal confirmation of enforceability will be obtained prior to implementation.
 - b. Motion: Approved
Second: Received
Vote: Unanimous
5. New Business – Rules & Regulations
 - a. The Board discussed updates to the Rules and Regulations, including vehicle storage, car covers, utility vehicles, fireworks, signage, and enforcement procedures. The Board agreed to the following general guidelines:
 - i. Car covers are permitted for weather-related vehicle protection only and may not be used for long-term storage
 - ii. Vehicles must be registered, with proof of registration provided upon request

- iii. Utility vehicles must be street-legal, registered, licensed, and insured to be stored outside garages
 - iv. Escalating fines will be applied for ongoing violations, including contractor equipment storage issues
 - b. The Board also discussed fireworks activity within the community and agreed that additional CC&R language is needed to supplement existing laws. Legal counsel will be consulted regarding appropriate restrictions and enforcement mechanisms.
 - c. Motion: Approved
Second: Received
Vote: Unanimous
- 6. Adjournment