



**Westside Trails Homeowners Association
Board of Directors Meeting Minutes
May 7, 2026 | 7:00 PM**

Call to Order:

The meeting was called to order at 7:00 p.m. A quorum was established with all board members in attendance: Doug Simpson, Alan Kunkel, Teresa Williams, Terry Croad, and Jake Bernal.

1. Welcome & Board Appointment

The Board formally welcomed Jake Bernal as the new Member-at-Large.

The Board encouraged homeowner participation in the candidacy process and noted that three highly qualified candidates were considered. After careful review, Jake Bernal was selected to fill the open position.

2. Approval of Previous Minutes

The Board reviewed and approved the April meeting minutes. Approved minutes are available on the Westside Trails website.

3. Financial Review

The Board reviewed current financials, including accounts receivable and accounts payable. Discussion was held regarding next steps for addressing accounts that are in arrears.

4. Committee Reports

➤ **Architectural Review Committee (ARC):**

- An update was provided by the President, including recent fence & chicken coup applications

➤ **Animal Husbandry Committee:**

- The Board received an update on ongoing responsibilities, including neighborhood site visits, monitoring of properties with animals, and reporting procedures.

➤ **Parks & Roads Committee:**

- Updates were provided regarding mowing bids and general maintenance planning.



5. Old Business

➤ Road Improvements:

- The Board confirmed that all roads for 2026 have been graded and treated with magnesium chloride.
- Future improvements for Hopper, Lodge and Durango Trail were discussed, dependent on available funding in Spring 2027

➤ Community Park & Trails:

- Ongoing discussions continue with the developer regarding a potential community park and trail system.

6. New Business

➤ Board Officer Appointment:

- In accordance with Bylaws Section 5.4, the Board discussed and approved Alan Kunkel as Vice President to fulfill the current term following a resignation.

➤ HOA Board Handbook:

- The Board reviewed and adopted the new HOA Board of Directors Handbook.
- **Covenant Enforcement & Fines:****

➤ CCR Enforcement:

- The Board discussed the establishment of covenant enforcement procedures and fines. This remains an ongoing discussion, with the goal of finalizing prior to the next Board meeting.

Adjournment: The meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Westside Trails Homeowners Association
Board of Directors
