



**Westside Trails Homeowners Association
Board of Directors Meeting Minutes
June 4, 2026 | 7:00 PM**

1. Call to Order:

The meeting was called to order at 7:25 p.m. A quorum was present.

All board members were present:

- Doug Simpson
- Alan Kunkel
- Teresa Williams
- Terry Croad
- Jake Bernal

2. Approval of Previous Meeting Minutes

The Board reviewed the minutes from the May Board of Directors meeting.

Motion: Approved as presented.

3. Community Survey Results – Park, Playground & Trails

The Board reviewed the recent community survey results regarding the proposed park, playground, and trail system.

- **Response Rate:** 72%
- **Key Finding:** Majority of respondents expressed willingness to contribute through labor, financial support, or materials.

Discussion focused on next steps to move the project forward based on this strong community engagement.

4. Playground & Trails Project Discussion

Project Timeline:

- Target start: **Summer 2026**

Project Location:

- The proposed playground area location was reviewed and discussed.

Project Cost & Funding:

- Total estimated cost: **\$135,000**
- Developer/HOA split: **50/50**
- HOA portion: **\$67,500**
- Less donated labor/equipment: **\$30,000**
- Estimated cost per lot: **\$317.80**

Contribution Options:

- Financial contributions
- Volunteer labor
- Material donations

**Volunteer Labor Rate:**

- Based on Montana's 2026 national volunteer rate: **\$33.19/hour**
- A volunteer time tracking/reporting process will be implemented.

Additional Funding Exploration:

The Board discussed pursuing additional funding sources to help offset project costs. One option under consideration is the potential lease of billboard space located in Phase 4 near Highway I90. Further discussion and updates will be provided at the next Board meeting.

5. Project Needs & Community Involvement

The Board identified the following needs for project completion:

- Digging irrigation ditches
- Irrigation system installation
- Tree procurement and planting
- Grass seeding
- Fuel for equipment
- Additional materials and services as needed

Planned Features Include:

- Playground (ages 2–12, potential Willigoat structure)
- Picnic tables and benches
- 12' x 20' covered structure
- Parking area
- Six-foot-wide trails
- Dog waste stations

Community Guidelines:

- Dogs must be **leashed** within the playground area and along trails
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6. CCR Enforcement & Fine Schedule

The Board discussed implementation of a formal enforcement and fine structure.

Motion: A motion was made and seconded to adopt the CCR enforcement and fine schedule as presented.

Vote: All in favor; motion carried unanimously.

The approved enforcement structure is as follows:

1. **First Notice:** Courtesy notice (no fine), minimum 14 days to correct
 2. **Second Notice:** Formal warning (no fine), 14 days to respond
 3. **Third Notice:** \$50 fine
 4. **Subsequent Violations:** \$100 fine and potential lien placement as allowed by CCRs
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Adjournment

The meeting was adjourned at **9:00 PM**.

Respectfully Submitted,

Westside Trails Homeowners Association
Board of Directors
