Westside Trails HOA Board Meeting Minutes
Friday, October 30, 2026

1. Call to Order & Quorum
The meeting was called to order at 7:10 p.m. A quorum was present.
Board members present were:

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

Absent:

- Jake Bernal

2. Approval of Previous Meeting Minutes
The Board reviewed the minutes from the September 25, 2026, Board of Directors meeting. The minutes were approved as presented.

3. Treasurer's Report and Financial Review
The Board reviewed the current financial statements, including the Association's financial position and outstanding accounts receivable.
Discussion included:

- Review of outstanding and past-due HOA assessments.
- Issuance of delinquency notices to homeowners and lot owners with outstanding balances.
- Review of the proposed 2027 HOA operating budget in accordance with the Association's Bylaws and Covenants, Conditions, and Restrictions (CC&Rs).

4. Old Business

A. Road Maintenance, Repairs, and Culvert Improvements
The Board received updates regarding ongoing road repairs, drainage improvements, and culvert maintenance throughout the subdivision.

The following items were discussed:

- **Phase Four Development:** Phase Four of Westside Trails Subdivision has received approval from Broadwater County.
- **North Cherokee Trail Culverts:** Culvert repairs and maintenance along Cherokee Trail are anticipated for spring or summer 2027. These improvements fall under the HOA's responsibility.
- **2027 Road Maintenance:** The Board discussed anticipated road maintenance needs for Durango, Overland Trail, Hopper Trail, and Lodge Trail during the upcoming construction season.

The Board will continue evaluating maintenance priorities and anticipated costs as planning progresses.

B. CC&R Enforcement Policy and Fine Schedule
The Board conducted a detailed review of the Association's CC&R Enforcement Policy, including violation notices, correction periods, enforcement procedures, and the associated schedule of fines.

Following discussion and review, **the Board approved and formally adopted the CC&R Enforcement Policy and Fine Schedule, effective October 30, 2026.**

As part of the implementation process, the Board will distribute a copy of the adopted Enforcement Policy and Fine Schedule to each residential homeowner and vacant lot owner within Westside Trails Subdivision.

The purpose of the policy is to establish consistent, fair, and transparent procedures for addressing violations and maintaining compliance with the Association's governing documents.

5. New Business
A. Proposed 2027 HOA Annual Dues Increase
The Board discussed increasing operational and maintenance expenses, including rising costs associated with fuel, equipment, labor, and general subdivision upkeep.

The Board reviewed a proposed 10% increase in annual HOA dues:

- Current Annual Assessment: **$300 per lot**
- Proposed 2027 Annual Assessment: **$330 per lot**
- Proposed Increase: **$30 per lot annually**

The proposed increase was discussed in conjunction with the 2027 operating budget and anticipated maintenance obligations.

B. 2027 Annual Homeowners Association Meeting
The Board discussed preparations for the upcoming Annual HOA Meeting scheduled for **January 17, 2027, at Bridger Brewery**.

The Board will prepare and distribute a meeting notice to all homeowners and lot owners.

The communication will include:

- Annual meeting date, time, and location.
- Tentative meeting agenda.
- Review of the proposed 2027 operating budget.
- Additional Association updates and information relevant to the annual meeting.

C. Winter Road Maintenance and Snow Removal
The Board discussed winter road maintenance needs and snow removal services for the 2026–2027 winter season.

The Board agreed to solicit approximately three to four competitive bids from local contractors for snow removal services.

Planning discussions included anticipating approximately five to six plowing events during the winter season, depending on snowfall and road conditions.

The Board will evaluate contractor proposals, pricing, and service availability to determine the most appropriate winter maintenance arrangements for the subdivision.

D. Holiday Lighting Contest
The Board discussed organizing a community holiday lighting contest to encourage neighborhood participation and celebrate the Christmas season. Information regarding contest participation, voting, judging, and awards will be distributed to homeowners through Association communications.

6. Adjournment

There being no further business to discuss, the Board of Directors meeting was adjourned at **8:25 p.m.**
