Trutina Board Meeting
Monday, Sept 8th, 2026
New Love Coffee – 1:30 p.m.
Meeting Minutes

Attendees: Robin Simmons, Jaren Overstreet, Michael Fahy, Joe Frank
RPM: Tisha Goodman, Gil Pierce, Amber Burgess
Members: Paula Freeman, M Landphere, R. Randi, Jerry Jurgensen, Anne Villeneuve

1. **Call to Order 1:30pm**
2. **Open Forum : Members brought up landscaping concerns. Landscaping warranty items should be discussed with the builder, not the HOA. Board is continuing to work with the landscaping maintenance vendor to try and improve services.**
3. **Approval of Board Meeting Minutes of July 14th, 2026: Unanimously Approved**
4. **Old Business**
    a. **Street Tree Replacement:** Draft documents recirculated to the board. No final decisions at this time.
    b. **Status of new resident's gate:** Waiting on final power connection, which we expect in the next week. After that, some testing will need to be done to ensure the gate is opening with members devices. It is unclear how long this setup process will take.
5. **New Business**
    a. **Extension & New contract discussions with Verdant for 2026-2027:** Verdant provided updated bids, but due to quality concerns the board will be securing additional bids for the 2027 season.
    b. **2026-2027 snow removal contract:** TLC offered no price increase for 2026/2027 season. Board approved to moved forward with TLC based on this commitment.
    c. **Additional ADA parking Stalls for Clubhouse:** No data at this time to justify a change in the parking layout. Board recommends that members interested in this topic perform a parking survey to better understand if this is a need. Board also discussed possible solutions for larger events that would allow event organizers to set aside

additional parking spots for those with ADA tags for these larger events.

d. **HOA Main Reserve Study:** Board discussed the HOA main reserve study in terms of how to best fund. No action taken.
e. **Pool Deck Maintenance:** Board is looking for vendors that can provide the board with options related to the concrete decay of the pool deck.
f. **Lodge Reservations:** Board discussed the current process for reserving the clubhouse. There was a recent conflict that was a processing mistake, this was issue was discussed and addressed.
g. **Rockwood Retirement Development:** Board looking to see if Rockwood Retirement would be willing to meet with the community and discuss their plans.
h. **RPM Update:** RPM provided some general operating updates related to cleaning.

Adjourn: 2:35PM