Trutina Homeowners Association

2026 Annual Meeting Minutes

6:00pm on June 9, 2026 – Trutina Clubhouse

Call to Order

The Annual Membership Meeting was called to order by HOA management. A quorum of members was present.

Financial Communications Discussion

A homeowner inquired about receiving financial information and HOA communications electronically.

Management explained that the Association has significantly reduced printed mailings in recent years, relying primarily on email communications and information posted on the HOA website. Financial documents are available online, and management indicated that adding direct website links to community emails may improve accessibility for homeowners.

The newly elected Board will review whether additional financial notifications should be distributed electronically.

Board Election Notification

Members asked how election results would be communicated.

Management confirmed that election results would be distributed through a community-wide email following vote tabulation.

Community Update

Management reported that the primary community project currently underway is the reserve study review.

No major development updates were available at this time. Vacant parcels within and surrounding the community remain undeveloped, and no final decisions have been made regarding future use.

Utility Marking and Development Questions

Members asked about numerous utility flags and markings near Wellington and surrounding areas.

Management reported that utility companies are conducting surveys and utility locating activities. No confirmed development plans were available at the time of the meeting.

Residents were encouraged to contact the Board or management with specific development-related questions.

IRS Revenue Ruling 70-604

Management explained IRS Revenue Ruling 70-604, which allows excess operating funds from one fiscal year to be carried forward to offset future operating expenses rather than being returned to members.

Discussion included:

- Operating surpluses and deficits fluctuate annually based on actual expenses.
- Reserve contributions are separate from operating funds and are not affected by the ruling.
- Snow removal expenses were lower than budgeted during the prior year, contributing to the operating surplus.
- Reserve funding was increased for 2026 without increasing assessments.

Motion

Motion made to adopt IRS Revenue Ruling 70-604.
Seconded.
Vote conducted by voice vote.

Motion Passed.

Reserve Study Update

Management reported:

- An on-site reserve study was completed by Path Engineering of Coeur d'Alene.
- The residential reserve fund is currently projected to be adequately funded for anticipated future expenses.
- The 2026 budget includes the largest reserve contribution to date, approximately $85,000.
- Reserve studies are generally recommended every three to five years, though annual updates are possible if desired.

The completed reserve study will be reviewed by the incoming Board and posted on the HOA website once finalized.

Approval of 2025 Annual Meeting Minutes

Management encouraged homeowners to review posted meeting minutes and provide feedback regarding any inaccuracies.

Motion

Motion made to approve the 2025 Annual Meeting Minutes as posted.
Seconded.
Vote conducted by voice vote.
Motion Passed.

Homeowner Question and Answer Session

Gate Installation

Residents asked about the timeline for installation of the new community gate.

Management indicated that installation is expected during the current construction season, though no specific completion date was available.

Ziply Fiber

Residents asked whether Ziply Fiber would be allowed to install service within the community.

Management explained that utility companies generally have rights within existing utility easements and that the HOA cannot prohibit utility providers from utilizing those easements.

Potential impacts to landscaping during installation were discussed.

Future Development

Questions were raised regarding:

- Potential townhome development near the community.
- Future residential buildout.
- Planned development on surrounding vacant parcels.

Management indicated that no final development decisions had been announced.

Utility Infrastructure

Residents discussed:

- Orange communication conduit ownership.

- Above-ground utility markers and gas line sweep risers.

Management stated that utility markers generally remain in place until future utility extensions are completed.

Unauthorized Camping
Residents expressed concern regarding an individual camping near the community boundary.

Management advised that concerns should be reported through the HOA website's contact form and stated that local authorities and property owners have been notified where appropriate.

Property Ownership Adjacent to Centennial Trail
Management stated that portions of the land adjacent to the Centennial Trail are owned by the State.

Tree Maintenance
Residents thanked management for removing a diseased tree.

Management reported:
- Additional trees are being monitored.
- Tree replacement planning is currently under review by the Board.

Construction Berms and Landscaping
Residents asked whether construction berms would be leveled and whether additional trees would be planted along Indiana Avenue.

Management indicated:
- Construction areas are typically maintained based on development schedules.
- Future landscaping and tree installation will likely occur after adjacent parcels are developed.

Traffic and Speeding Concerns
Residents expressed concerns regarding speeding on Allenby Road.

Management acknowledged the issue and noted:
- Similar concerns exist in many communities.
- Speed humps are not always effective.
- Residents are encouraged to report identifiable contractors or vehicles observed speeding.

Roundabout at Wellington and Harvard
Residents asked about a previously discussed roundabout.

Management stated that any future roundabout would be subject to City planning and traffic requirements.

Gate Operations During Construction
Management explained that:
- Construction traffic will continue to require access.
- The future gate system is expected to provide resident access while accommodating ongoing construction needs.

Trail Access Security
Residents asked about installing keypad access at trail entry gates.

Management discussed prior Board evaluations and noted:

- Cameras were installed as a preferred security measure.
- Keypad gates can create maintenance challenges and may not significantly improve security.

Board Appreciation

A resident thanked current and outgoing Board members for their service and commitment to the community.

Adjournment

With no further business, the Annual Membership Meeting was adjourned.

Respectfully Submitted,

Cindy Thomson
Trutina HOA President