

**Trimont Mountain Estates Community Association
Annual Board Meeting Minutes
October 25, 2025**

Board Members Present: Preston Hays, Victoria Oakowsky-Marcus, Colin Lyons, Jim Gedling, and Cindy Bennett

Others Present: Noma Preseau, Debi Gedling, Max West, Sherry Hays, Al and Sandy Wilson, Paul Bennett, Marty Childers, Mike and Anita Schaul, Charles and Myra Thomas, Ruth Mcree, Meredith Ledford, Tim and Gwynn Lindler, Becky Stackert, Mollie Fincher, Lisa Paskewich, and Paul Wilken.

The proposed budget was distributed by regular mail to all members by letter dated September 17, 2025, and it was available at today's meeting for anyone who wanted a copy.

Preston Hays informed the residents that several hundred feet of water piping had been replaced with flexible piping, which is expected to significantly reduce water leaks.

Preston Hays emphasized the urgent need for new board members. He announced his intention to retire from the board in 2026 and noted that Donna Knowles will be stepping down due to relocation, creating an additional vacancy. Donna has agreed that if an alternative is not found, the board could hire her as bookkeeper going forward. Additionally, Preston explained that if the board is unable to maintain sufficient membership, the state may intervene and assume control at a cost to the community. He stressed the importance of encouraging residents to serve on the board.

Liens have been filed against members with significant outstanding assessment balances. If the delinquency situation does not improve, future assessment calculations may need to be based on a reduced number of contributing members. The existing liens will remain in effect, and the affected members will continue to be billed the standard assessment amount.

Preston Hays proposed adding a budget line item to cover the cost of removing branches and fallen trees from the roadway, noting that this maintenance is the board's responsibility. The proposal was unanimously approved.

Preston Hays provided a brief review of the budget and explained that the landscaping line item had increased due to rising service and labor costs.

The Members conducted a detailed discussion regarding the annual budget and reserve funds. Upon MOTION duly made by Max West and seconded by Debi Gedling, the annual assessment of \$300 per lot was approved. All were in favor.

The Board noted that plans are in place to repair several areas of damaged asphalt throughout the mountain during the spring season.

There being no further business to discuss, the meeting adjourned at 11:43 a.m.

Minutes prepared by Victoria Oakowsky-Marcus, Secretary