



**Westside Trails Homeowners Association
Board of Directors Meeting Minutes
February 17, 2026**

1. Call to Order

The meeting was called to order at 7:00 PM.

2. Roll Call / Attendance

Board members present:

- Doug Simpson, President
- Alex Houser, Vice President
- Alan Kunkel, Man at Large
- Teresa Williams, Secretary
- Terry Croad, Treasurer

A quorum was confirmed.

3. Approval of Previous Meeting Minutes

The Board reviewed the January meeting minutes. A motion was made and seconded to approve the January minutes as presented. Motion carried unanimously.

4. Financial Report

The Board reviewed the financial report, including outstanding dues and lien status.

- As of this date, 13 families remain outstanding on their HOA dues.
- The Association is currently in the process of issuing liens on two (2) properties in accordance with the governing documents and collection policy.

The Board discussed continued efforts to bring accounts current and maintain the financial health of the Association.

5. Old Business

a. Livestock Proxy

- The Board reviewed and finalized the livestock proxy.
- Distribution Date: February 23, 2026
- Response Deadline: March 31, 2026



Letters outlining voting procedures will be mailed to homeowners.

The Board also reviewed and approved the communication plan, which will include posting relevant information and updates on the Association website.

b. Treasurer Appointment

The Board formally appointed and approved Terry Croad as the new Treasurer. Motion carried unanimously.

c. Animal Husbandry Committee

The Board discussed the following as it relates to the Animal Husbandry Committee:

- Purpose and scope
- Roles and responsibilities
- Committee member structure

The Board discussed providing clear information to homeowners regarding the committee's function and how it supports compliance with the Association's governing documents.

d. 2026 Homestead Act Information

The Board discussed sharing information with homeowners regarding the 2026 Homestead property tax changes under the Montana Department of Revenue guidelines. Educational materials will be distributed to help homeowners understand eligibility and potential tax implications.

e. Open Space Transfer from Developer

The Board discussed initiating communication with the developer regarding the potential transfer of open space from the developer to the HOA. Further discussion and follow-up will occur once additional information is obtained.

f. Speed Limit Signage

The Board discussed replacing the current 25 MPH speed limit signs with 15 MPH signs on:

- Santa Fe Trail
- Oregon Trail
- Chisholm Trail



The Board also discussed installing “Children at Play” signage in the future to promote neighborhood safety.

6. New Business

a. Architectural Review Committee (ARC)

The Board will be sending out a notice to homeowners to determine interest in volunteering to serve on the Architectural Review Committee. The purpose of the ARC will be to assist in reviewing property improvement requests and ensuring compliance with governing documents.

b. Future Open Space Committee

The Board discussed plans to implement an Open Space Committee in the future to assist with oversight, maintenance considerations, and long-term planning of common open space areas.

7. Adjournment

There being no further business, the meeting was adjourned at 8:14 PM.