

**Renaissance at Trimble Creek
Homeowner's Association, Inc.
General Board Meeting Tuesday, January 20, 2026 – 9:30 a.m.**

Notice: Upon due notice given and received, the meeting of the Board of Directors of the Renaissance at Trimble Creek Homeowners Association was held on January 20, 2026 via Zoom.

Board Member Attendee's:

Glen Clayburn, Trustee
Cori Barnes, Trustee
Kristen Hughes, Trustee
Mike Jones, Treasurer

Homeowners in Attendance:

Bruce & Kathie Cutler
Don Walk

Call to Order: The general meeting was called to order at 9:40 a.m.

New Business

- a. November 18, 2025 – HOA meeting minutes approved via email. Glen Clayburn approved and Kristen Hughes 2nd the motion.
- b. December 2025 – Financials approved via email. Cori Barnes approved and Glen Clayburn 2nd the motion.
- c. Financial Report – Mike Jones reported that he will pay the final invoice from Ikon Landscaping \$5129.84. He reported that the water and storm drain invoices exceeded the proposed budget by \$8000.00 in 2025. There were no expenses taken out of the Reserve Account in 2025. The year-end balance in the Reserve Account is \$91,675.00. We have a surplus in the general fund of \$28,000.
- d. Annual Meeting was set for April 6, 2026. Cori Barnes will reserve a space at Conservation Garden Park and prepare the documents.
- e. Kristen Hughes has volunteered to chair the nominating committee for open positions on the board.
- f. The Reserve Study is due for the three-year update. Kristen Hughes approved and Glen Clayburn 2nd the motion. We will inquire whether or not the concrete lifting should be included in the Reserve Study.
- g. We plan to revise the rules for our community limiting rentals. Glen Clayburn will research and propose the change. This will be presented at the annual meeting where the homeowners will vote on the proposed changes.

Landscaping:

- a. Don Walk reported two areas in his yard that need attention. The water meter has sunken and the grass is unlevelled due to the waterline break a few years ago. Grass needs to be replaced near the back fence. We will work with the new landscaper Moody Landscaping to correct these issues.

- b. Weed Man has sent over a bid to spray weed control in June, late July and September. We plan to get an additional bid from Moody Landscaping.

Old Business:

- a. The light poles on Le Rosier Court have been repaired and the light bulbs were replaced in the light poles on Avignon Place.
- b. The Snow Removal contract has been signed with Aridscape Utah.

Architectural Requests: N/A

- a. **Homes for Sale:** We currently have two homes in the community for sale (Lot 101 and Lot 102). They both currently have offers and are waiting to close.

HOA Committee Members:

- a. Positions to be filled: President, Secretary, Architectural Committee & Social Chair Person.

Next Meeting: The next general meeting will be Tuesday, February 24, 2026 at 10:00 a.m.

Meeting Adjourned: There being no further business to come before the Board of Directors at this time the General meeting adjourned at 10:40 a.m.