

# TrailMark Homeowners Association

## ANNUAL MEETING

### AGENDA

November 12, 2024- 6:00 pm

Falcon Bluffs Middle School – 8449 S. Garrison St Littleton, CO 80128

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#### I. ROLL CALL

Board Members: Board Members – Ken Colaizzi (President), Arwen Vaughan (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Dave Soule (Member at Large)

Westwind Management Group, LLC Representatives – Roxanne Chaparro, CMCA®, AMS® Association Business Manager

#### II. PROOF OF NOTICE OR WAIVER OF NOTICE

#### III. 2023 ANNUAL MEETING MINUTES - November 14, 2023

#### IV. OFFICERS, COMMITTEE & FINANCIAL REPORTS

- a. Common Area Committee – Phil
- b. DRC - Tonya
- c. Communication Committee - Arwen
- d. Social Committee - Ken

#### V. ELECTION OF DIRECTORS

#### VI. 2024 BUDGET RATIFICATION

- a. Board Discussion and vote on \$165 per quarter HOA dues beginning January 1, 2025 (Board and Roxanne)

#### VII. NEW BUSINESS

- a. Special Guest Sunny Puckett Flag Proposal with HOA Landscaper (Ken)
- b. New HOA Collection Policy (Ken and Roxanne)
- c. Reminder of New Paint Colors Go Into Effect January 1, 2025 (Ken and Arwen)
- d. Reminder of Electronic DRC Home Improvement Request Form (Ken and Arwen)
- e. DRC Needs Photos and Explanation on “Like for Like” in DRC Home Improvements Request Form (Ken and JT)
- f. HOA has no Purview on Neighbor Disputes (Ken and Roxanne)
- g. CTA Requirements for all HOA Board of Directors starting in 2025 (Ken and Roxanne)

h. Ratify Email Votes (Ken)

1. LCS Work Order #6218 (Mulch)
2. LCS Work Order #6131 (Holiday Lights)
3. 2025 TrailMark Garage Sale Sponsor Lori Ross

**VIII. HOMEOWNER OPEN FORUM**

**IX. ADJOURNMENT – Next Meeting January 14, 2024 6:00 p.m. Falcon Bluffs Middle School**