

TrailMark Homeowners Association Annual Meeting
Fire Station #19
November 14, 2023 – 6 pm

A quorum was reached with 189 homeowners present in person and by proxy. Meeting was called to order at 6:05

- I. Roll Call - Introductions – Board Members: Board Members – Ken Colaizzi (President), Carole Brooks (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Arwen Vaughan (Member at Large)
 - Westwind Management Group, LLC Representatives – Julie Berry, CMCA®, AMS® Association Business Manager. Christine with Western Law was present as well.
- I. Proof of Notice – Julie
- II. 2022 Minutes – Motion to approve Heather Vaughn, Sally Jensen seconded, passed.
- III. Committee reports
 - a. Common Area – Phil and Mary Kreger – Sunday at 10 am meeting to put up holiday decorations. Looking for volunteers. Plans pending board approval. Any approved projects will be published via the newsletter.
 - b. DRC – Tonya: Two new members, several DRC requests were reviewed and approved this year.
 - c. Communications – Carole: association changed the email communications to consolidate the communication between the board and committees. To sign up for HOA news, please sign up on Trailmark.org. Linda handles communications as well. Linda thanked committee members Gabriel and Heather for helping to post the newsletters around the community, Carol and Arwen for their help.
 - d. Social – Ken: holiday lights show, looking for volunteers to assist Santa.
- IV. Election of Directors – No residents self-nominated. There were two seats open and two members running. A motion was made from the floor to re-elect by acclamation by hand as per the Bylaws and Conduct of Meetings Policy. Tonya made a motion for the Board of Directors to decide which seats each director will hold.

Phil would like to remain as the treasurer. Carole would like to remain the VP. Arwen would like to remain Member at Large. Tonya would like to remain the Secretary. Ken will remain the President.
- V. Unfinished Business – None
- VI. Budget Ratification – The association requested feedback from residents on the proposed increase in dues to bring them to \$165 per home per quarter. Julie reported that 49 emails were received and out of those, 8% of owners were against the increase and 92% were in favor of the increase. This is an increase of \$10 per home. A motion was made to ratify the budget to increase the assessments to \$165 effective January 1, 2024. The ratification was unanimous. The Board expressed gratitude for Sandy Perrish’s help with drafting the budget.
- VII. New Business
 - a. Board discussion on changing HOA meeting location from the Fire Station to Falcon Bluffs Middle School (Ken and Arwen). The board sent out a survey asking for residents to provide feedback on moving the location of the meetings for 2024. 15 residents were in favor of changing locations, 9 were against. In a motion duly made and seconded, the

membership moved to change the location of the meetings to Falcon Bluffs Middle School. This change will be effective January 2024.

- b. Reminder on TrailMark Trash Policy – Ken reminded residents of the trash policy, posted on the website. There were complaints from residents about the trash company not picking up several additional trash bags as a result of leaf cleanup. This would be a huge increase to the contract. The board will try to get a dumpster day again in the future as part of negotiations with the next trash company.
- c. Reminder on DRC Home Improvement Request Form – Ken reminded homeowners that all exterior home projects must be approved by the DRC. The Board is legally responsible for enforcing the covenants. The DRC committee will be upgrading the forms for the owners to be able to submit the forms electronically.
- d. Reminder on Upcoming Homeowner Holiday Decorations – Dates: Ken reminder that holiday decorations (section 3.8 Declarations) are allowed 30 days prior to the holidays and 30 days after the holidays (day after Thanksgiving and taken down before February 1).
- e. AirB&B's Not Allowed in TrailMark – Ken reminded homeowners that there are no short-term leases and short-term rentals are allowed. All leases need to be in writing and for no less than one month.
- f. Painting Radon Pipes is Required Maintenance – Ken reminded residents about radon pipes needing to be painted as part of exterior paint applications and installation of the systems. Please comply with this requirement and adhere to the guidelines.
- g. Botanic Gardens gave HOA Update on Solar Project. Ken updated the homeowners on the project progress and conversations held with the Botanic Gardens. Larry Vickerman met on October 12th with Julie and Ken. Botanic Gardens has had this project scheduled for a few years. Solar panels are non-reflective and will not produce glare. This project is not within the jurisdiction of the association, but the association asked that they consider adding trees and irrigation for screening, consider hosting a Q&A session to help residents understand more about this project. They agreed to communicate with the association so that this can be shared with the community. If residents have additional concerns, please contact Larry directly. Installation will begin sometime in the spring of 2024.
- h. TMMD Update on Fairview Reservoir Odor – The TMMD (TrailMark Metro District) held their meeting prior to the annual meeting today. They are responsible for the maintenance of the pond. Homeowner Wayne, President of the TMMD, reported that they have an aquatics specialist on staff that has been working on the reservoir for years who addresses the concerns related to the pond/reservoir. The odor typically goes away within days depending on moisture. This year there wasn't a level of moisture that allowed for that to happen. There was not enough oxygen to help the process. They inquired about pricing for cleaning it, but it would cost \$350K to clean the pond to remove the smell. They were able to add oxygen for a lesser amount, which took care of the smell. They have included this expense in their budget for 2024.
- i. Update on Jeffco Open Space Regarding Hildebrand Ranch Trail – Ken provided an update on this project. The project was supposed to happen in 2023 but a new date was set and the project began on November 13, 2023. Gates have been installed.
- j. House Address Numbers Visibility – Safety Issue - Ken reported that emergency services have reported that some address numbers are difficult to see. Ken reminded owners of the guidelines on this matter. Ken proposed adding an additional address number, no larger than 7 inches to help with identifying homes. The Board will work with the DRC on this.

- VIII. Homeowner Forum
- a. Jim – complaints about trash company. Requested options for leaves and landscape clippings pick up. Spoke about his concerns with the Botanic Gardens as well.
 - b. Diane – new homeowner, commended the board for a good meeting. Offered to assist with communications to engage community members.
 - c. Cory – comments about trash service not picking up bags unless they are inside of a receptacle. Installation of gates to prevent recent break-ins. Ken reported that there are two public parks inside the community so gates would not be allowed. The cost is exorbitant for both gate maintenance and security guards. There are other considerations that need to be accounted for. She also mentioned the pavilions being removed, they are not property owned by the association. This is a matter that should be brought to South Suburban at their homeowner forum.
- IX. Adjournment – Without any other business being brought to the Board, the meeting was adjourned at 8:11 pm.

Approved by the Membership on November 12, 2024