

TrailMark Homeowners Association
BOARD of DIRECTORS MEETING
September Meeting Minutes
September 10, 2024

I. CALL TO ORDER

Ken Colaizzi, Board President called the meeting to order at 6:01 pm. The following were present at the Board meeting:

- Ken Colaizzi (President)
- Arwen Vaughan (Vice President)
- Phil Kinney (Treasurer)
- Dave Soule (Member at Large)
- Tonya Sloan (Secretary)
- LCS landscaping
- Westwind Management Group, LLC Representative, Shirley Forbes, Association Business Manager
- Homeowners were also in attendance to observe and speak to the Board of Directors during the Homeowner Forum.

II. APPROVAL OF MINUTES – On a motion made by and seconded, the Board unanimously approved the July 9, 2024, Board of Director meeting minutes as presented.

III. MANAGEMENT REPORT - Shirley Forbes, with Westwind Management, presented the recent action items on the management report since the last Board meeting. The Compliance and Architectural Applications reports were included in the packet for the Board's review.

IV. FINANCIAL REPORT

- a.** July and August Un- Audited Financials – Shirley Forbes presented the July and August financials and provided an update on the operating and reserve account balances. On a motion made and seconded, the Board accepted the July and August un-audited financials as presented. All were in favor and the motion carried.

V. COMMITTEE REPORTS

- a. DRC** – Tonya went over the DRC report.
- b. Common Area Committee** – Treasurer Phil Kinney and committee member Mary Kreeger reported on a successful volunteer effort. They mentioned that 19 volunteers participated, dedicating a total of 3 hours to hauling mulch to designated areas.
- c. Design Review Committee** – Tonya discussed that there were 86 requests submitted over the summer and 6 were denied due to additional information needed. The DRC did work with all the 86 submissions to have them approved.

- d. **Communication Committee** – Arwen went over the new website and the paint schemes.
- e. **Social Committee** – President Ken Colaizzi reported that the Josh Bierman concert on 7/28/2024 and Darling Revival on 8/25/2024 were both a success by the number of attendees. The membership has requested that the social committee and the board add Darling Revival to the list for concerts in 2025. The social committee will be meeting with the board in January 2025. More information to come. The social committee also discussed that the Pirate Cove excursion was also an enormous success. This will also be added to the 2025 social event calendar. Ken also thanked the Littleton Police officers for attending the National Night out. He thanked Littleton Police for the swat vehicle. He also thanked the Starbucks at Wadsworth & Chatfield for their donations. He also mentioned that Mayor Kyle and City Councilman Andrea Peters came and praised TrailMark and thanked everyone for the beautiful well-kept neighborhood. He also discussed Lori Ross put on an outside movie night. Unfortunately, the weather did not permit a good evening for the movie, but the social committee hopes to have another movie night. Lori Ross is also sponsoring the 4th annual national chili cook off to support the National Fallen Fire fighter Foundation on October 12, 2024, at 4:30 pm at Hogback Hill Park. All donations go to the National Fallen Fire Fighters Foundation in Maryland. All the information cook off is on the TrailMark website, Newsletter and HOA Facebook page.

VI. OLD BUSINESS

- a. None

VII. NEW BUSINESS

- a. **LCS special guest**– Troy and Nick from Lawncare Solutions were guests to speak with the membership about landscaping. They discussed the Fall Cleanup, Christmas Lights, and the Snow removal contract.
- b. **Proposed 2025 Budget by Sandy Farish** – Sandy Farish went over the 2025 Budget. On a motion made and seconded, the Board accepted the 2025 Budget was approved to be mailed as presented. All were in favor and the motion carried.
- c. **Republic Trash Issues and updates** – Ken Colaizzi, Board President, reported the trash issues with Republic and the updates if anyone needed an extra tote.
- d. **New HOA approved house painting colors to go into effect January 1, 2025.** – Arwen Vaughan, Board Vice President demonstrated the paint color schemes and the website. He answered all questions, by the membership and showed them how to use the new website.
- e. **HOA Election Information** – Ken Colaizzi Board President discussed the requirements for a homeowner to run for the Board of Directors and offered self-nomination forms to the membership.

- f. **Fall Annual Meeting Packet to be mailed** – Ken Colaizzi, Board President, proposed implementing a color coding for the Annual Meeting notice and stated he would like it to be mailed by 10.1.2024.

VIII. HOMEOWNER OPEN FORUM – Homeowners presented the following items during the Homeowner Forum:

- **9339 S. Jellison Way** – A homeowner raised a concern regarding the lawsuit with another member to the association. The board suggested that the member should have all the information regarding the lawsuit and not just believe heresay. The board stated they are only following the state and federal statutes that pertain to their Governing Documents.
- **9550 S. Everett Way** – The homeowner asked if he wanted to plant a couple trees would he need to submit a DRC application. He also asked about the additional trash can.
- **8535 W Eden Drive** – The homeowner expressed concerns about the garbage truck not crushing the trash down and driving away. While he drove away garbage went everywhere. She also stated this was a safety hazard.

With no other questions from the audience, the open portion of the meeting was adjourned at 8:02 p.m. The next meeting will be on November 12, 2024, at 6:00 pm at Falcon Bluffs Middle School.

- IX. EXECUTIVE SESSION** – The Board entered Executive Session at 8:00 pm. The Board exited Executive Session at 8:43 pm.

- X. ADJOURNMENT-** In a motion duly made and seconded, the Board moved to adjourn the Board meeting at 8:02 pm.



Approved by the Board of Directors