

TrailMark Homeowners Association

ANNUAL MEETING

AGENDA

November 14, 2023- 6:00 pm

Fire Station #19

I. ROLL CALL

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

II. PROOF OF NOTICE OR WAIVER OF NOTICE

III. 2022 ANNUAL MEETING MINUTES - November 8, 2022

IV. OFFICERS, COMMITTEE & FINANCIAL REPORTS

- a. Common Area Committee - Phil
- b. Design Review Committee - Tonya
- c. Communications Committee - Carole
- d. Social Committee - Ken

V. ELECTION OF DIRECTORS

VI. UNFINISHED BUSINESS

- a. None

VII. 2024 BUDGET RATIFICATION

- a. Board Discussion and vote on \$165 per quarter HOA dues beginning January 1, 2024 (Board and Julie)

VIII. NEW BUSINESS

- a. Board discussion on changing HOA meeting location from the Fire Station to Falcon Bluffs Middle School (Ken and Arwen)
- b. Reminder on TrailMark Trash Policy (Ken)
- c. Reminder on DRC Home Improvement Request Form (Ken)
- d. Reminder on Upcoming Homeowner Holiday Decorations – Dates (Ken)
- e. AirB&B's Not Allowed in TrailMark
- f. Painting Radon Pipes is Required Maintenance (Ken)
- g. Botanic Gardens gave HOA Update on Solar Project (Ken and Julie)

- h. TMMD Update on Fairview Reservoir Odor (Ken and TMMD)
- i. Update on Jeffco Open Space Regarding Hildebrand Ranch Trail (Ken)
- j. House Address Numbers Visibility – Safety Issue (Ken)

IX. HOMEOWNER OPEN FORUM

X. ADJOURNMENT