

# TrailMark Homeowners Association

## BOARD of DIRECTORS MEETING

### AGENDA

March 12, 2024- 6:00 pm

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

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#### I. CALL TO ORDER

Board Members: Ken Colaizzi (President), Tonya Sloan (Secretary),  
Phil Kinney (Treasurer), Arwen Vaughan (Member at Large)  
Westwind Management Group, LLC Representatives – Roxanne Chaparro, CMCA® Association  
Business Manager

#### II. APPROVAL OF MINUTES- January 09, 2024

#### III. MANAGEMENT REPORT

- a. Management Report & Action Items List
- b. Additional Reports (Work Orders, DRC and Compliance Log)

#### IV. FINANCIAL REPORT

- a. December 2023, January, and February 2024 Un- Audited Financials

#### V. COMMITTEE REPORTS

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

#### VI. OLD BUSINESS

- a. Board to Confirm Article 3.37, AirBnB's Not Allowed in TrailMark (Ken)

#### VII. NEW BUSINESS

- a. Special Guest, Troy Mudgett with LCS (Ken and Troy)
- b. Vice President Brooks Resignation (Ken)
- c. 2024 Garage Sale Sponsorship (Ken)
- d. Donation Opportunities (Arwen)
- e. Dangerous Dog Policy Discussion Amongst Board (Ken)
- f. DRC Final Outdoor Permanent Lighting Policy (Ken)

- g. Update Regarding Fence Walk with TMMD for Filing Two 2024 Repairs (Ken)
- h. Ratification of Email Votes:
  - i. Western Law Sent Legal Matter For Account 95865
  - ii. Adopt a new platform for TMHOA communications
  - iii. Garage sale sponsor notice
- i. HOA 101 – Definition of Maintenance Items Vs Definition of Architectural Approval (Ken)

**VIII. HOMEOWNER OPEN FORUM**

**IX. ADJOURNMENT** – Next Meeting- May 14, 2024

**X. EXECUTIVE SESSION**