

Trailmark Homeowners Association, Inc

2023 BUDGET RATIFICATION MEETING **MINUTES**

November 8, 2022

**(Held at South Metro Fire Station #19 located at 8490 West
TrailMark Parkway, Littleton, CO 80127)**

- I. Call to Order: The 2023 budget ratification meeting was called to order at 6:31 P.M. Board Members present were Ken Colaizzi, Phil Kinney, and Bill Kuenning (via telephone). Chad Rohr, Community Manager, represented 4 Seasons Management Group, LLC.
- II. Purpose of Meeting: The purpose of this meeting was to ratify the Board-approved 2023 operating budget for TrailMark Homeowners Association, Inc. The budget called for no increase in quarterly assessments.
- III. Notice of Mailing: A Certificate of Mailing was presented at the meeting. Notice of the 2023 Budget Ratification Meeting was mailed to every unit owner on October 10, 2021. The *Notice of Meeting* met the requirements of the By-laws of TrailMark Homeowners Association, Inc.
- IV. Budget Presentation: Ken Colaizzi presented the 2023 operating budget to the members present at the meeting. Mr. Colaizzi stated that there is no increase in the 2023 quarterly dues. There were no questions from members in attendance.
- V. Ratification of 2023 Operating Budget: Due to the standards of ratification, the required 51% of the membership (as stated in the governing documents) was not present to vote down or veto the 2023 Operating Budget as it was presented, therefore, the 2023 budget was deemed ratified. The budget calls for no increase in quarterly dues, staying at \$135.00 per quarter, per home.
- VI. Adjournment: There being no further business to discuss, the meeting was adjourned at 6:43 PM.