

**TrailMark Homeowners Association
Annual & Special Meeting Minutes
November 10, 2011**

Roll Call / Establish a Quorum / Call to Order

The Annual Homeowners meeting was held on Thursday, November 10, 2011 at the TrailMark Learning Center located on the property at 9743 S. Carr Way, Littleton Colorado. The meeting was called to order at 7:38pm. A quorum was established with 122 homeowners present in person or by proxy. Present Board members were Karen Millspaugh, Mike McMahon, Lesa Rangel, Doug Filter and Wayne Lupton. Also present was Tina Lamar, Association Manager from Colorado Management & Associates, Inc.

Proof of Notice of Meeting

Proof of notice is on file in the management office. Notices were mailed to owners on October 21, 2011.

Minutes Approval

A motion was duly made, seconded and unanimously carried to approved the November 16, 2010 Annual Meeting Minutes.

Budget

Tina Lamar reviewed the approved 2012 budget line by line. There was an opportunity for homeowner questions. In order for the budget to not be approved there would need to be a majority of homeowners rejecting the budget. There were not a majority of homeowners in attendance at the meeting so the budget is ratified.

Election of Board Members

There were two positions up for election. After a call for candidates Jason Sporer and Wayne Lupton agreed to run for election. A motion was duly made, seconded and unanimously carried to close the floor for candidates. Each candidate briefly introduced themselves. A motion was duly made, seconded and unanimously carried to appoint Jason and Wayne to the Board of Directors by acclamation.

Homeowner Disclosure & Training

Information concerning Annual Disclosures can be located on the Association website. Information was provided in the agenda packet.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:07 pm.

**Tina Lamar, CMCA, AMS
Colorado Management & Associates, Inc.
13900 E. Harvard Ave. Suite 330
Aurora, CO 80014**