

**TrailMark Homeowners Association
Board of Directors Meeting Minutes
May 10, 2012**

Homeowners Open Forum – 6:30pm Homeowners Open Forum is held prior to each Board Meeting to allow owners an opportunity to voice their opinions, compliments, concerns or issues as they relate to the Association. There were 18 homeowners in attendance.

Establish a Quorum / Call to Order

The regular monthly Board of Directors meeting was held on Thursday May 10, 2012 at the TrailMark Learning Center located on the property at 9743 S. Carr Way, Littleton Colorado. The meeting was called to order at 6:37 pm. A quorum was established. Present Board members were Karen Millspaugh, Mike McMahon, Lesa Rangel, Jason Sporer and Wayne Lupton. Also present was Natasha Henricks, Association Manager from Colorado Management & Associates, Inc.

Minutes Approval

Motion by Lesa Rangel, seconded by Wayne Lupton, to accept the March 8, 2012 meeting minutes as presented. No further discussion, motion carried.

Management Report

- 1. Declaration Amendment / Investment Policy:** Lesa Rangel presented. Updated Policy would allow funds to be held in investments that are FDIC insured and/or guaranteed by the US Government). Signatures from two-thirds of the community are necessary to approve revision.
- 2. Website Agreement:** Jason Sporer presented. Committee has completed the draft and it will be sent to the Metro District for review/approval.
- 3. Energy Efficiency Policy (Windmill Policy):** The Board reviewed the Energy Efficiency Policy provided by legal. Policy provided was created based on the regulations of Jefferson County. Tabled for legal to revise per City of Littleton regulations.
- 4. Mailbox Paint Project:** Management presented bids from two vendors (All Set Restoration and First Choice Property Services) to paint the bases of 7 kiosks in the community. The Board requested management to get revised bids to paint all of the kiosks in TrailMark.
- 5. Recreational Vehicle Policy Discussion:** The Board allowed open discussion regarding the current Recreational Vehicle Policy. Ten homeowners presented their concerns. Wayne Lupton moved to abolish the current Recreational Vehicle Policy and abide by the City of Littleton laws for parking Recreational Vehicles in the street. It was seconded by Mike McMahon. With no further discussion, the motion carried. The Board will redraft the recreational vehicle policy in the near future and mail out to the homeowners along with the new Declaration Amendment.
- 6. Tent Purchase for Summer Concerts:** Karen Millspaugh discussed purchasing 4 tents at \$500.00 each for summer concerts. Lesa Rangel moved to approve and it was seconded by Wayne Lupton. With no further discussion, the motion carried.

Financials

The monthly financials were included in the Board packet for review. The Financial Committee will be reviewing and making their recommendations to the Board at the next meeting. The attorney delinquency report was provided to the Board for review.

Adjournment

With no other business to discuss, the meeting was adjourned at 7:50 pm.

Executive Session – none

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**Natasha Henricks
Colorado Management & Associates
13900 E. Harvard Ave. Suite 330
Aurora, CO 80014 Office: 303-468-3746 Fax: 720-748-3021**