

**TrailMark Homeowners Association
Annual & Special Meeting Minutes
November 13, 2014**

Roll Call / Establish a Quorum / Call to Order

The Annual Homeowners meeting was held on Thursday, November 13, 2014 at the TrailMark Learning Center located on the property at 9743 S. Carr Way, Littleton Colorado. The meeting was called to order at 6:00 PM. A quorum was established with 188 homeowners present in person or by proxy. Present Board members were Frank Melara, Sally Janssen, Sandy Farish and Amy Stuart. Absent member was Candace Coolidge. Also present was Natasha Henricks, 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 homeowners on October 15, 2014.

Minutes Approval

A motion was duly made, seconded and unanimously carried to approved the November 14, 2013 Annual Meeting Minutes.

Budget

Frank Melara reviewed the approved 2015 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 three (3) positions up for election. Kim Longbrake did short introduction for herself.

Frank Melara, Sally Janssen and Kim Longbrake were nominated by acclamation. All individuals will serve a 2 year term.

Old Business

Frank reiterated to the membership the importance of amending the declarations to permit safe, secure investments in guaranteed by FDIC, NCUA and other governmental agencies. The declaration amendment requires approval from 67% of the membership. The Association currently requires 152 more approvals to proceed with the amendment.

New Business/Open Forum

The membership was provided with an educational hand-out on the Before You Purchase In An HOA.

Open Forum was held to allow owners an opportunity to voice their opinions, compliments, concerns or issues as they relate to the Association. The following items were topic of discussion:

- CAC Landscape Project
- Crosswalk Installation
- Lack of Communication from the Homeowners Association to Homeowners
- HOA Facebook/Website Updates
- Fence Replacement Cost

Adjournment

There being no further business to discuss the meeting was adjourned at 7:15 PM.

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**Natasha Henricks
Colorado Management & Associates, Inc.
7430 E Caley Avenue, Ste 120E
Centennial, CO 80111**

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