

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

May 14, 2015

Roll Call/Called to Order

Board of Directors:

President: Sandra Farish - Present
Vice President: Sally Janssen - Present
Secretary: Amy Stuart - Present
Treasurer: Kim Longbrake - Absent
Member at Large: Frank Melara – Present

Val Ivan with Colorado Management was also present.

The meeting was called to order at 6:36 p.m.

Homeowner Open Forum

Owner Dave Bolt, who also is employed by the City of Littleton, mentioned that City Planners are hosting a meet and greet at the Trailmark Park on Tuesday the 19th from 4-6 PM.

Minutes Approval

Frank moved to approve the March 12, 2015 Board meeting minutes. Amy seconded; motion carried unanimously.

Management Report

Val reviewed the management report with the Board of Directors. A copy is attached and made a part hereof.

The Board reviewed the work order report.

Val provided the covenant enforcement report for the Board to review.

Committee Reports

Architectural – Sally stated that there is a quick DRC process guide on the website. The DRC reviews submittals on the 1st and 3rd Wednesdays of every month. Kwal Paint is now Sherwin Williams and they have an account (# on website) with Trailmark where residents can get 15% off paint. The website also has an informative article about fence staining. The formula options are natural, clear, and fawn stains.

Common Area – Rick Handley discussed that there was a poll about potential interest in adding bike racks. The voter turnout was low and split on this topic. He also mentioned that if any owners have a home that backs up to an open space, to please let the committee know if they would be interested in adding a tree. The CAC continues to monitor common area landscaping and review improvement projects to beautify the community.

Communication – Linda discussed that the website is consistently updated, as well as the Facebook page. There were a few comments on how great of a job she has been doing on these items.

Financial – Lesa Rangel inquired about the status of the Reserve Study. Val mentioned that a draft would be sent out in the following day. Lisa requested she be included in monthly financials and payables.

Safety – Frank stated the committee met on April 22nd and there were no new issues.

Social – There will be three concert events sponsored by the community this summer. They are scheduled as follows:

Jun 7: Red Molly

Jul 19: Wendy Woo

Aug 30: Coverado

Old Business

The Board reviewed the Declaration Amendment to alter the Declarations so that there are more options to invest reserve monies for increased interest. The HOA will need 75% of owners to approve. The board voted to price a mailing to all residents that have not yet voted.

Frank is waiting on more fence proposals so the fence replacement topic was tabled.

The board discussed the possible addition of a community pool. This discussion is in its infancy. Some of the discussion included funding; there are various potential options such as funding by the homeowners, the Metro District, or a combination. The board is to review any past schematics for a pool and review if they are sufficient to move discussions further. If the schematics will not suffice, the board will look into pricing out an improved schematic.

New Business

None

Financial Report

Val reviewed the financial status with the Board. Sally moved to approve the financials. Amy seconded; motion carried unanimously. Appropriate actions have been taken on all delinquencies.

Adjournment

There being no further business, Sally moved to approve adjournment of the meeting. Sandy seconded; motion carried unanimously and the meeting adjourned at 8:03 p.m.

Respectfully submitted,

Val Ivan
Recording Secretary

Approved

Date