

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

January 25, 2017

Roll Call/Called to Order

Board of Directors:

President: Sally Janssen - Present
Vice President: Michael Penny - Absent
Secretary: Julie Devin - Present
Treasurer: Sandra Farish - Present
Member at Large: Patrick McClammer – Present

Kevin Smith with Colorado Management was also present.

The meeting was called to order at 7:01 p.m.

Homeowner Open Forum

Homeowner - request for meetings to take place at childcare center. The fire station is cold, limited parking, hard to hear, and safety concern if there is a call during meeting.

Sally addressed each issue. No storage for new seating and chairs at childcare center. Parking is allowed on street during meetings, temperature can be regulated.

Homeowner - interested in update on Swingle proposal.

Notified board about Team Electric proposals, three different quotes for electricity replacement around the monuments, to include photosensors, relamping, and looking for board approval. Board will review.

Minutes Approval

The September 8th meeting minutes were approved and to be posted on the community website following the January meeting.

Management Report

Kevin reviewed the management report with the Board of Directors.

The Board reviewed the work order report.

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

Committee Reports

Design Review Committee – requests slow. Reminder to get requests in for spring.

Common Area/Landscape – trying to get grant from SSPR. Welcomes feedback from community for bare areas to add trees.

Communication/Website/Newsletter – Linda giving each committee own website page, and Linda Jagiello is taking over the news editor position for 2017. Paid \$100 per newsletter.

Covenant Enforcement - Kevin has been sending notices as needed.

Financial – Gabe Handley will be the chair

Safety – Dead end signage was not approved at W Freiburg Place and S Field Way by board at September meeting to limit street signage, but the issue was taken to the City of Littleton by the board for further insight. City recommended signage. Board approved their professional suggestion in October, and dead end signage was installed shortly thereafter.

Social – New committee, consisting of 4 new chairs - Darcy Hickman, Lori Ross, Molly Henry, Ryan Devin. They will divide up responsibilities.

New Business

Officer Designations – Sandy made a motion to accept the new officer designation Julie Devin seconded, and all approved.

Sally Janssen -President
Michael Penny – Vice President
Sandra Farish – Treasurer
Julie Devin – Secretary
Patrick McClammer -Member at Large

Audit/Tax Prep – Sandy Farish made a motion to approve the audit and tax preparation for Trailmark HOA, Julie seconded, and all approved.

Western Law Fee Schedule - Board reviewed the fee schedule for Western Law for the 2017 year.

Management Contract Solicitation – Board is gathering bids of other management companies for comparison. Bids are to be received no later than January 31st 2017.

Newsletter Contract - Board reviewed contract for Linda Jagiello to be news editor for 2017. Board approved.

Old Business-

Holland Street and W. Finland Dr, this is with the city of Littleton for final approval.

Financial Review-

Kevin reviewed the financial status and the operating accounts, reserve accounts and delinquency totals with the Board.

Open Forum- Homeowner- asked for an “Open Project” section on the website.

Adjournment

There being no further business, Sandra moved to approve adjournment of the meeting. Patrick seconded; motion carried unanimously and the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kevin Smith
Managing Agent