

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

March 9, 2017

Roll Call/Called to Order

Board of Directors:

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

Kevin Smith with Colorado Management was also present.

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

Homeowner Open Forum

Resident requested new trashcans at following locations: at the double benches on the eastern side of the reservoir, at Freiburg and s field, and at the Hogback Hill Park. Also, boot scrapers were requested at the double benches on the eastern side of the reservoir and at Freiburg and s field. These requests will be mentioned at the next SSPR meeting in later March.

New owner discussed how a welcome packet was never received, and that the Colorado Management company did not have the correct address for the owner. He was not receiving the bills for the HOA dues, and requested that we waive all fees. The HOA board said they will follow up in the next week after reviewing the soft and hard costs.

Minutes Approval

Sandy moved to approve the January 25th meeting minutes. Michael seconded the motion and the motion carried.

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.

Landscape contract to expire December 31st, 2018

Committee Reports

Design Review Committee – Sally said requests are slow. alerted people on newsletter to get in their requests. DRC got 1st request for a paver driveway. DRC to hold a paver meeting with company to establish a standard. Need to determine in neighborhood wants this.

Common Area/Landscape – start watering common areas soon, some things are already distressed.

Swingle trimmed first round of trees, coming back next spring

North of entrance needs to be planned out - trying misters and drips

medians - early plantings

CAC put in grant for \$1000 to use on trees or benches

Electrical lights @ entrance being worked on now and will be installed soon.

Communication/Website/Newsletter – Julie. Linda Jagiello is editor for 2017 and newsletters are being sent out the first. 630 emails in database.

Covenant Enforcement - Kevin has been sending notices as needed.

Financial – N/A

Safety – Sally- Streets are owned by city of Littleton. Because of this, disbanding the safety committee as it just ends up being a middleman between issue and the city. City should determine course of action.

Social – Molly Henry- All is well on social committee, ice skating event this Saturday. Egg hunt in april.

New Business

Fence Staining Project- Sally- Gantner painting contract funded by TrailMark board, Star Canyon and TMMD up for approval. Gantner needs more communication. Michael moved to approve the bid of half of the \$27K. Sandy seconded the motion and the motion carried.

Old Business-

Holland Street and W. Finland Dr.- S Holland - Board approved stop signs in September 2016, a solution posed by the City of Littleton. However, involved neighbors complained, and the issue went back to the City of Littleton for further review. As the study did not originally warrant the stop signs (conducted in August 2015), the City decided not to take further action.

Fence Repair Update- Kevin- Provided an update of the fence repairs due to wind. All fences have been completed. Insurance is working finalizing a supplemental check.

Financial Review-

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

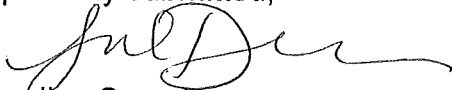
Open Forum- Homeowner said he now needs a third driveway installed since 2003. He would like to request pavers. Board is currently looking into obtaining more information on pavers.

Homeowner said doesn't want crosswalks. Board said we can request to city of Littleton to include Trailmark in a study to add/remove signage and other issues to streamline the neighborhood.

Adjournment

There being no further business, Michael moved to approve adjournment of the meeting. Sandy seconded; motion carried unanimously and the meeting adjourned at 8:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Julie Devin", written in black ink.

Recording Secretary
Julie Devin