

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
OF THE TRAILMARK HOMEOWNERS ASSOCIATION
November 9, 2018**

The annual meeting of the Members of the TrailMark Homeowners Association was held on Thursday, November 9, 2018 at 7:57 p.m., at Littleton Fire Station #19, 8490 TrailMark Parkway, Littleton, CO. This meeting was open to the public.

ATTENDANCE The annual meeting of the Members of the TrailMark Homeowners Association was called and held, as shown, in accordance with Colorado law. The following directors were present:

Sally Janssen – President
Michael Day – Treasurer
Mary Kreeger – Secretary

Amy Howard and Kim Gritzmaker were absent.

Also present were:
Angie Kelly; Community Resource Services
Tanner Munson; Community Resource Services
Susie Ellis; Community Preservation Specialists

CALL TO ORDER Director Janssen called the meeting to order at 7:57 p.m. A quorum was established with 95 homeowners present in person or by proxy.

PROOF OF NOTICE Proof of notice is on file in the management office. Notices were mailed to homeowners on October 26, 2018.

MINUTES APPROVAL A motion to approve the November 9, 2017 Annual Meeting Minutes as presented was made by Director Kreeger and was seconded by Director Day. The motion carried unanimously.

BUDGET Ms. Kelly reviewed the 2018 expenses and status of TrailMark HOA accounts. The 2019 Budget was reviewed. There was an opportunity for homeowner questions. No homeowners presented questions for the Board. In order for the budget to not be ratified there would need to be a majority of homeowners rejecting the budget. There were not a majority of homeowners in attendance to reject, thus the budget was ratified.

ELECTION OF DIRECTORS Election: There were 3 positions up for election. No nominations were presented prior to the meeting and there were no nominations from the floor. Sally Janssen, Amy Howard, and Mary Kreeger all agreed to run for the open positions again. Therefore, Sally Janssen, Amy Howard, and Mary Kreeger were reelected by acclamation.

NEW BUSINESS

New Business: Colorado Preservation Specialists reviewed and addressed common issues within the neighborhood, such as property and lawn maintenance, recreational vehicles, and weeds. Trash cans being left out was the most cited violation this year.

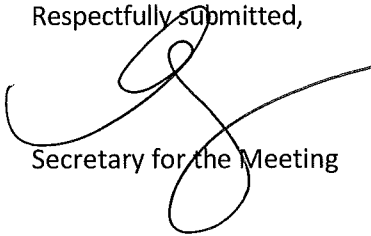
HOMEOWNER FORUM

Open Forum: Open Forum was held to allow owners an opportunity to voice their opinions, compliments, concerns or issues as they relate to the Association. There was a question about an update for the Shea property. At the time of the meeting, Legend Partners, the party who offered on the property, was still evaluating the project and nothing has been formally submitted to the City of Littleton.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Day, seconded by Director Kreeger, and passed unanimously, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Secretary for the Meeting