

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD July 11, 2019

A regular meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, July 11, 2019 at 7:00 p.m., at Littleton Fire Station #19, 8490 TrailMark Parkway, Littleton, CO. This meeting was open to the public.

- ATTENDANCE** The regular meeting of the Board of Directors of the TrailMark Homeowners Association was called and held, as shown, in accordance with Colorado law. The following directors were present:
- Sally Janssen – President
Amy Howard – Vice President
Mary Kreeger- Secretary
- Director Day and Director Gritmaker were absent and his absence was excused.
- 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 7:00 p.m.
- APPROVAL OF MINUTES** Minutes: The minutes of the May 9, 2019 Board meeting were reviewed. Upon a motion by Director Kreeger and a second by Director Howard, the Board voted unanimously to approve said minutes.
- MANAGEMENT ITEMS** Management Report: Mr. Munson reviewed the management report. Items of note were notice of the damage done by Rapid Wire and that the first piece of the fence project was paid.
- Covenant Report: Ms. Ellis presented the Covenant Report to the Board. Violations were reviewed, with trash container violations being the most common in June.
- Work Order Report: The Board reviewed the work order report included with the meeting packet. No action was needed.
- Design Review Report: The Board reviewed the DRC report included in the packet. No action was needed.
- COMMITTEE REPORTS** Design Review Committee: Director Janssen noted that the paint books are in circulation to the homeowners with a new Home Improvement Request Form. The DRC is looking for new members. If you are interested please send an email

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to akelly@crsofcolorado.com

Common Area Committee/Landscape Committee: Mr. Pabst presented a plan to update the medians along Trailmark Parkway. The tree replacement was approved in March. 15% of the median has reduced the bark and will add cobble stones instead. This will reduce the required amount of irrigation. There was a discussion about preparing multiple medians with boulders now, and plant the trees next spring.

Communication/Website/Newsletter Committee: The Board would like to commend Ms. Jagiello on the great newsletters for the community each month.

Finance Committee: Ms. Farish is preparing a draft budget. All sub-committees have sent 2020 budget requests so far.

Social Committee: Director Janssen noted that the food trucks have begun and will be in Trailmark every other Thursday evening. Please check the website for a listing of which truck will be present.

-The Summer Concert Series is about to kick off with a performance by the Honeydew Drops on June 30th.

-3 Photographers in Trailmark are offering to do family photos on July 19 and August 18. Please check the website for details.

-The neighborhood movie night is on August 9.

-The Social Committee is offering businesses within the neighborhood the ability to sponsor community events. For more information please visit

<https://www.trailmark.org/social-committee.html>

NEW BUSINESS

Project Policy Discussion: Director Janssen reviewed the purpose of the proposed policy. If homeowners would like to see something done in the community, then they will have the opportunity to present it to the Board. More details about this will be available on the website as they develop. This policy has been tabled for further review.

Parking in Trailmark: Director Janssen reviewed the issue. The HOA has spoken with Jefferson County and the City of Littleton. The Mayor of Littleton is working on a possible solution as well. Please check the website as this conversation continues.

OLD BUSINESS

Trash Policy: Director Janssen reviewed the policy. The purpose of the policy is to establish uniform procedures regarding the allowable practices regarding trash service. There were no changes to the policy. The Board intends to strictly enforce this current policy to reduce the animal activity in the area.

FINANCIAL ITEMS

Delinquency Report: Mr. Munson reviewed the provided delinquency report. Director Howard made a motion to approve. Upon a second by Director Kreeger, a vote was taken and approved unanimously.

Financial Reports: Mr. Munson reviewed the financial report as of June 30, 2019.

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Upon a motion by Director Howard, and seconded by Director Kreeger, a vote was taken and the financials were accepted.

HOMEOWNER FORUM

Two homeowners chose to speak during the forum. Mr. Somers began by asking the DRC to review guidelines for doors as they are very misleading. He asked that they review the door policy and update it, as well as make an exception for windows in doors. There are mudrooms that have windows in doors, and the policy is unclear. He believes that doors with windows will improve the value of the home. Ms. Janssen noted that the Board will review and consider his comments.

Mr. Minuth asked how the HOA might be able to get access back for the Black Bear Trail. The management company will reach out to South Suburban Parks and Recreation as well as the City of Littleton to find out more.

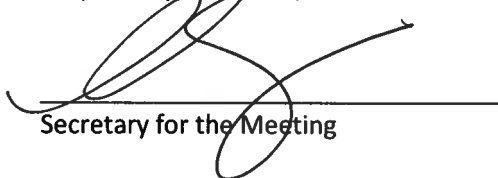
EXECUTIVE SESSION

The Board of Directors entered in to an executive session at 8:03pm to discuss negotiation with a contractor. The session ended at 8:37pm.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Kreeger, seconded by Director Howard, and passed unanimously, the meeting was adjourned at 8:37 p.m.

Respectfully submitted,


Secretary for the Meeting

