



TRAILMARK HOMEOWNERS ASSOCIATION, INC. SPECIAL MEETING AGENDA

Board of Directors

Ken Colaizzi - 2021
Sally Janssen - 2022
Phil Kinney - 2022
Bill Kuenning - 2021
CJ Haberkorn – 2022

Office:

President
Vice President
Treasurer
Secretary
Member At Large

Committee Liaison:

Social Committee
Design Review Committee
Common Area Committee
Communications Committee
Safety Committee

DATE: January 21, 2021

TIME: 6:00 p.m.

PLACE: Zoom: <https://zoom.us/j/99046976252> OR: PHONE- 346-248-7799 (meeting ID: 990 4697 6252)

Also in attendance was:

CPS contractor Susie Ellis

CRS property manager Angela Kelly

CRS property manager Mat Birkeness

25 Community members joined the call

I. ROLL CALL/CALL MEETING TO ORDER

Meeting was called to order at 6:03pm via Zoom, all board of directors were present.

II. OLD BUSINESS

A. Consider the previous Board's recommendation and intent to renew the CPS contract.

- Director Kinney stated that the current Board should follow the recommendation of the previous Board, because they were clearly in the best position to know definitively if CPS had performed, as the contract was written. Therefore, Director Kinney motioned to approve the CPS proposal. Vice President Ms. Janssen seconded.
- Director Haberkorn asked director Kinney to amend the motion, to allow the contract to be reviewed and additional bids could be gathered and reviewed. Director Kuenning explained that the TrailMark HOA Board accepts proposals year-round and not bids, because the Board requires far greater than a bid detail of a proposal. Director Janssen explained that the original CPS hire, a few years ago, was the result of competitive proposals. She further noted that the Board never automatically renews contractor services, and again, that the Board accepts proposals year-round. Further, Director Kuenning explained that the previous Board's recommendation, to renew the CPS contract was based upon the standard Board policy to evaluate, performance and contractual deliverables during the entire year and not just at the year's end.
- Director Kinney felt that the previous Board's evaluation and recommendation to renew CPSs contract was firmly based. He, therefore, denied amending his motion.
- With a vote of 4 -1, the board voted and passed the motion. Director Haberkorn cast the dissenting vote.

III. NEW BUSINESS

A. Covenant Compliance process.

Ms. Ellis explained her role and duties following CCIOA and SB100. She also, reviewed the CCRs and outlined examples of commonly broken or misunderstood guidelines. Ms. Ellis also described the importance of documentation for approvals to act on enforcement.

B. Covenant Compliance concerns, issues, and compliments. (Open forum with CPS)

The next meeting is scheduled for Thursday, March 11, 2021 at 7:00 p.m.

- Ms. Ellis explained her role and duties following CCIOA and SB100. She also, reviewed the CCRs and outlined examples of commonly broken or misunderstood guidelines. Ms. Ellis also described the importance of documentation for approvals to act on enforcement.
- Homeowners asked Ms. Ellis questions regarding her role, practices and qualifications. Ms. Ellis further explained how issues are often individualized rather than considered and understood that they are community, as a whole, issue.

IV. HOMEOWNER OPEN FORUM

Owners have a 3-minute limit to speak.

Various homeowners spoke on a variety of concerns; regarding the BOD and DRC processes. It was determined that another focused meeting should be planned and held to inform the community regarding the DRC.

ADJOURNMENT

Meeting was adjourned at 8:34 pm.