

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD July 8, 2021

A regular meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, July 8, 2021 at 7:00 p.m., via ZOOM video conference.

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:

Ken Colaizzi – President
Sally Janssen – Vice President
Bill Kuenning-Secretary
Phil Kinney-Treasure
CJ Haberkorn – Member at Large

Also present were:
Mat Birkeness; Community Resource Services
Susie Ellis; Community Preservation Specialists

CALL TO ORDER Director Ken Colaizzi called the meeting to order at 7:01 p.m.

APPROVAL OF MINUTES Minutes: The minutes of the May 13, 2021 Board meeting were reviewed. Upon a motion by Director Janssen and a second by Director Kuenning, the Board voted unanimously to approve minutes.

MANAGEMENT ITEMS Management Report: Mr. Birkeness presented the report.

Covenant Report: Ms. Ellis presented the Covenant Report to the Board. Ms. Ellis noted evening inspections have occurred per the board's request.

Design Review Report: The Board reviewed the DRC report included in the packet. No action was needed.

COMMITTEE REPORTS Design Review Committee: Director Janssen reviewed the number of submissions and noted the need for electronic submissions. Director Janssen sought board support to hire legal to review the DRC forms and language. A motion by Director Haberkorn of a NTE of \$1000 to support the DRC with a legal request. Director Colaizzi seconded the motion and the board voted unanimously with Director Janssen withholding her vote as an acting DRC member.

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Common Area Committee/Landscape Committee: Director Kinney reported and stated median work has been scheduled with the contractor. Also noted was sledding hill holdup due to SSPR staffing. The walkway between Independence and Finland needing repair and awaiting a quote. Also noted was LCS to prune and remove dead plant material awaiting a proposal. Lastly Director Kinney reported the need for more volunteers for the CAC.

Communication/Website/Newsletter Committee: Director Kuenning noted the social media moratorium. Linda Jiagello was complimented and asked to post on the website the call for more CAC volunteers.

Safety Committee: Director Haberkorn presented and noted another volunteer has asked to join the new committee. A formal write up will be presented to the board for approval. Director Kinney noted a safety concern of low hanging tree limbs that could affect bicycle riders.

Social Committee: Director Colaizzi presented another request for a kids bicycle ride within the community. He also recapped the 4th of July concerts, upcoming family photo day, Pirates Cove night, food truck nights, movie night on August 7th, seniors event August 22nd and August 29th mini music festival.

NEW BUSINESS

Bike Trail Damages: Director Janssen presented the kids bike trails that have been created on SSPR properties. Director Janssen noted she has requested SSPR to not repair the area as the area is popular with youths during the warm months. Multiple directors followed Director Janssen's request and asked to schedule a meeting with SSPR to seek alternative locations that could be a permanent placement for the popular youth attraction.

811 and RG Associates: Mr. Birkeness presented the cost associated with the current service program and alternative to cancelling the service. Director Haberkorn motioned to cancel service with RG Associates and Director Kuenning seconded and the motion passed unanimously.

SSPR Basketball court and porta lets: Director Colaizzi and Mr. Birkeness presented the multiple concerns regarding SSPR maintained items, including the vandalism of the court, and neglect of the porta lets. Director Kinney noted he has filed a health and safety concern with the county regarding the porta lets.

Social Committee Contracts: Mr. Birkeness presented and described the potential of an additional credit card and the draw backs. The board discussed and collectively decided that final payment for events will have checks hand delivered to the vendor from a board member.

Split Rail Fence Updates: Mr. Birkeness presented the outstanding fence items and the current work order that will follow the Filing 3 fence work.

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Walkway work (Independence and Finland Dr): Mr. Birkeness presented proposals are difficult to obtain due the small scope of work.

Insurance American Family: Mr. Birkeness presented a rider for the insurance that would cover fire damage for HOA owned items and properties. Director Colaizzi motioned to add the rider. Director Kinney seconded the motion and the motion passed unanimously.

Homeowner Fire: Director Colaizzi noted the issue is ongoing and the board does not have comment at this time.

Assessments and potential for rate increases: Sandy Farrish presented the growing cost of living and expenses the HOA might incur in the future. She noted raising premiums from \$110 to \$125 should be considered.

Next meeting location: Director Colaizzi presented the intention to move back to the fire station to hold meetings. He noted news will be shared when available.

OLD BUSINESS

Bank Transfer to InBank: Director Colaizzi presented and discussed the move to avoid bank fees.

LCS trim of median trees: Director Colaizzi reported the item status with LCS and noted safety concern.

LCS Median work: Director Colaizzi presented proposed dates LCS has provided to begin work.

Insurance Change of Carriers: Mr. Birkeness reported the item for a cost savings to the HOA.

No soliciting, pets in the community and speeding: Mr. Birkeness reported homeowner complaints and disputes are not for the HOA. Director Colaizzi noted the speeding has reduced and Littleton PD is working the issue.

FINANCIAL ITEMS

Delinquency Report: Mr. Birkeness presented, and Director Colaizzi motioned to send a two homeowner to collections. Director Haberkorn seconded, and motion passed unanimously.

Financial Reports: Mr. Birkeness reviewed the report, and no questions were raised.

Community Update and Questions

Director Colaizzi and Mr. Birkeness discussed the chat questions raised during the meeting. Director Colaizzi also noted meeting Larry Vickerman of Chatfield Botanical concerns regarding illegal dumping of debris and yard materials on their property. Also, Larry reported the illegal pruning of Chatfield Botanical

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trees and Director Colaizzi asked TrailMark residents to treat Chatfield Botanical property with respect to the community neighbor.

HOMEOWNER FORUM

JT Bergstrom thanked the board for SSPR bike trails consideration and noted 34 youths utilize the area. He added that an alternative or permanent option should strongly be considered. He also requested the future board meetings to have zoom broadcasting or recordings available.

Jason Galyn also noted the bike trails and offered volunteer services on the item. Kimberly Lorden admitted to starting the homeowner fire and asked for forgiveness. She thanked her neighbor, a contractor, SSPR and God. She asked the board to consider the approach of "masterly inactivity".

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Colaizzi, seconded by Director Haberkorn, and passed unanimously, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Secretary for the Meeting