

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD September 9, 2021

A regular meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, September 9, 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 July 8, 2021 Board meeting were reviewed. Upon a motion by Director Janssen and a second by Director Kinney, 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 a variety of violations, notably excessive waste.

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.

Common Area Committee/Landscape Committee: Director Kinney reported and stated median work has been completed and paid to the contractor.

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Communication/Website/Newsletter Committee: Director Kuenning noted the social the need to post the trash retrieval schedule online. Linda Jagiello was thanked by the director.

Safety Committee: Director Haberkorn presented and noted calls have been made to potential volunteers. Also noted calls to LPD regarding speeding in community.

Social Committee: Director Colaizzi presented and began thanking Lori Ross for her movie night sponsorship. Multiple upcoming events were discussed providing dates.

NEW BUSINESS

GFL Renewal: Director Colaizzi noted the contract renewal has been signed and is the same price moving forward.

Dues increase potential and Reserve Study discussion: Director Colaizzi opened and introduced Sandy Farish. Sandy presented the underfunding of the Reserve Study over the years. Dues increase would help fund the lack of funding. Director Colaizzi noted if the increase went to \$135 the potential for another increase could be postponed for years.

Garage Sale Sponsorship: Director Colaizzi opened and passed to Director Janssen. Director Janssen discussed rumors in the community and the historical process with the sponsorship. Also noted the board is researching and working on a format moving forward.

Fall Dumpster Day: Director Colaizzi presented the lack of funding and the budget process for a future fall date to include this community service.

Trash receptacle and compliance: Director Colaizzi noted he along with Vice President Janssen met with GFL to discuss the service expectations and issue with missed homes.

Locates and transfer process: Mr. Birkeness presented the details of approval of locates in the community. Directors Colaizzi and Kuenning offered to be a back up support when Mr. Birkeness is unavailable.

Upcoming election: Director Colaizzi noted the 2 board seats for the election. Dates and details for voting, ballots, proxies and counting were provided.

OLD BUSINESS

Median Completion: Director Colaizzi noted the completion and along with Director Kuenning thanked residents.

Walkway Work: Director Colaizzi reported the TMMD is working on this issue.

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FINANCIAL ITEMS

Delinquency Report: Mr. Birkeness presented, and Director Colaizzi asked if the old carrier has provided the return for service termination money. Mr. Birkeness reported he would ask the accountant.

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

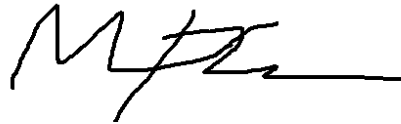
HOMEOWNER FORUM

Lori Ross opened and described her feelings of inaccuracies with the board in regard to the garage sale sponsorship. She noted her longtime past sponsorship and letters of support from other residents. Sherman Steed followed and noted his support of Sunni Pucket for the sponsorship.

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 8:22 p.m.

Respectfully submitted,



Secretary for the Meeting