

# RECORD OF PROCEEDINGS

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## MINUTES OF ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD November 11, 2021

The annual meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, November 11, 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 7:49 p.m. 124 Proxies were collected via the collection boxes within the community providing a quorum.

Director Colaizzi asked to amend the agenda to allow LCS contractor Scott present. Barring no objections Scott presented and noted the holiday lighting was completed. Director Kinney asked about the renewal and irrigation checks.

### APPROVAL OF MINUTES

Minutes: The minutes of the September 9, 2021 Board meeting were reviewed. Director Colaizzi noted dates needed updating. Upon a motion by Director Haberkorn 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 and a total of 362 cases files opened in 2021.

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

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## COMMITTEE REPORTS

Design Review Committee: Director Janssen reviewed the number of submissions and noted 225 roof requests had been reviewed out of cycle.

Common Area Committee/Landscape Committee: Director Kinney reported and stated median work has been completed and paid to the contractor. Items either completed or ongoing included: SSPR sledding Hill trail, extra pruning, monument corner, Dec. 21<sup>st</sup> holiday decorating and future topics for to extend longevity of owned items.

Communication/Website/Newsletter Committee: Director Kuenning noted the annual report is ongoing. Linda Jagiello noted a new election tab has been added to the website.

Safety Committee: Director Haberkorn noted the ongoing bike park work.

Social Committee: Director Colaizzi presented and began thanking Lonnie Sommers for the community run sponsorship. Multiple upcoming events were discussed providing dates.

## NEW BUSINESS

Proxy Returns and Count: Mr. Birkeness noted 124 proxies were received prior to the meeting being held.

LCS Renewal: Mr. Scott presented earlier in the meeting as amended by Director Colaizzi. Upon a motion by Director Haberkorn and seconded by Director Kuenning the renewal of LCS was approved unanimously.

2022 Budget Dues increase: Sandy Farish presented ongoing inflation and increasing costs to continue business. Ms. Farish presented the drafted 2022 budget and potential dues increase for 2022. Director Kuenning motioned to accept the budget for ratification. Director Haberkorn seconded the motion and the motion carried unanimously. Discussions followed regarding rate increase and Director Haberkorn motioned to raise due to \$135 a quarter in 2022. Director Kinney seconded and carried unanimously.

\$200 damage to corn maze: Director Colaizzi opened and discussed the contract and damages from community teenagers. Multiple directors discussed initial thoughts to consider for next year.

Covenant Compliance contract termination: Director Colaizzi presented the CPS contract will come to an end of service at 12/31/21. Director Colaizzi thanked Ms. Ellis for her service over the years.

CRS Management contract termination: Director Colaizzi presented and noted management services will end 12/31/21 and Director Colaizzi thanked CRS and Mr. Birkeness for services.

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Election Details: Director Colaizzi noted the 2 board seats for the election. Noted no town hall for 2021, website will house details, due dates for ballots, self-addressed envelopes provided for returning ballots and thanked Lori Ross for volunteering to count ballots.

## OLD BUSINESS

Garage Sale Sponsorship: Director Colaizzi noted resident Lori Ross sought sponsorship in August for 2022 garage sale. Director Colaizzi motioned to create a deadline for sponsorship details to be finalized by 12/15/21. Director Haberkorn seconded and motion carried unanimously.

## FINANCIAL ITEMS

Delinquency Report: Mr. Birkeness presented, and no questions were raised.

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

## HOMEOWNER FORUM

Wayne Lupton noted to the board that the change in management companies will create problems for the community.

Kellie noted she is a new resident and asked if new residents have access to community details that are historic. She also noted the proposed storage shed behind Carr Way is problematic. Multiple directors responded that area is no longer in consideration.

Lori Ross asked the board for consideration and action plans for sponsorship details to be shared and offered to allow competition to promote forward action.

## ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Colaizzi, seconded by Director Janssen, and passed unanimously, the meeting was adjourned at 9:06 p.m.

Respectfully submitted,

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Secretary for the Meeting