

# Trailmark Homeowners Association, Inc

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## 2022 ANNUAL MEETING MINUTES November 8, 2022

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- I. Call to Order: The 2023 budget ratification meeting was called to order at 6:48 p.m. Board Members present were Ken Colaizzi, Phil Kinney, and Bill Kuenning. Chad Rohr, Community Manager, represented 4 Seasons Management Group, LLC.
- II. Determination of Quorum (10% of the membership, or 80 homeowners must be present in person or by proxy): Quorum requirements of 10% of the membership were met. There were 121 units present either by proxy or in person.
- III. Proof of Notice: A Certificate of Mailing was presented at the meeting. Notice of the Annual Meeting was mailed to every unit owner on October 10, 2021. The *Notice of Meeting* met the requirements of the By-laws of TrailMark Homeowners Association, Inc.
- IV. Approval of Meeting Minutes
  - a. January 11, 2021 Annual Meeting: The meeting minutes were included in the annual meeting packet. A motion was made by Phil Kinney and seconded by Bill Keunning to approve the 2021 annual meeting minutes. The motion carried unanimously.
- V. Committee Reports
  - a. Design Review Committee: Sally Janssen reviewed the number of submissions for the 2022 year, and currently 438 reviews had taken place.
  - b. Common Area Committee/Landscape Committee: Phil Kinney reported on the latest items which had taken place in 2022, including the shed installation by the fire station and Christmas decorations which will be hung this week. Mr. Kinney thanked Mary Kreeger for her service on the Landscape Committee.
  - c. Communication/Newsletter/Website Committee: Linda Jagiello reported on the new website layout for TrailMark. Ms. Jagiello thanked Bill Keunning and Anna Schmeltzer for their help and volunteerism on the committee.
  - d. Social Committee: Ken Colaizzi recapped several events for the TrailMark community from this past year including the success of the recently held October Fest. Mr. Colaizzi announced the upcoming food truck dates and the Holiday Lights Parade on December 9<sup>th</sup>, starting on Holland Street.

VI. New Business

- a. President's Report: Mr. Colaizzi highlighted various items around the community that took place in 2022. These items included change in management companies in March to 4 Seasons Management, installation of Flock security cameras, as well as the addition of adding signage in the community of the Flock cameras, and progress on the building of the new HOA-owned shed.

VII. Election of (3) Directors to the Board of Directors

- a. Nominations from the Floor: Mr. Colaizzi informed the membership in attendance that Robert Padilla formally withdrew his name from nominations on the Board. The floor was then opened for nominations from the members in attendance. There were no further nominations from the floor. The floor was closed.
- b. Introductions of Nominated Candidates: Tonya Sloan and Phil Kinney both introduced themselves to the membership and provided a brief background and a brief statement as to why they want to serve on the Board. Carole Brooks was ill and was not in attendance.
- c. Vote of the Membership: With no objections to the nominees, Tonya Sloan, Phil Kinney and Carole Brooks were elected to the Board of Directors by acclamation.

VIII. Adjournment: The meeting was adjourned at 7:21 PM.

- IX. Open Forum (Questions & Answers): The floor was opened for homeowner questions and comments. Discussions were held on missing and damaged Xcel Energy lamp posts, emergency vehicle exits out of the TrailMark community from the farm road, and concerns about fire safety in the open space. With no further questions the meeting was dismissed.

Approved by the Membership on November 14, 2023