

# TrailMark Homeowners Association, Inc

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## BOARD OF DIRECTORS MEETING MINUTES

January 10, 2023

### I. CALL TO ORDER

The regular meeting of the Board of Directors of the TrailMark Homeowners Association was called to order at 6:31 pm by President Ken Colaizzi. Board members present were Ken Colaizzi, Bill Kuenning, Phil Kinney, Tonya Sloan and Carole Brooks. Chad Rohr, CMCA was present representing 4 Seasons Management Group. There were several homeowners present. President Ken Colaizzi introduced the Board of Directors and the management team to the members present.

### II. BUSINESS

- a. **Guest Speaker** – The Board of Directors introduced Amy O’Brien and Marcus Pachner from the Pachner Company. Mr. Pachner discussed the re-zoning of the Shea Homes cluster home development project.
- b. **Termination of 4 Seasons Management Contract** – Mr. Colaizzi and Ms. Brooks reported that as of February 23, 2023, the management agreement with 4 Seasons Management will be terminated.
- c. **Update on New Management Company** – Mr. Colaizzi stated that the decision to sign with a new management company has not yet been confirmed, but that the Board is currently working on it and will notify the community once an agreement has been signed.
- d. **New Social Committee Chair, Lori Ross** – Mr. Colaizzi reported that Lori Ross will now be heading the Social Committee Chair. Mr. Colaizzi also thanked Abby Fanshawe, who had recently resigned from her position as a member on the committee.
- e. **HOA Dues Increase Discussion** – Treasurer, Phil Kinney reported to the membership that the Board is looking into a possible dues increase for the community. Mr. Kinney presented various cost increases, such as trash removal, as being a factor in considering the dues increase. Mr. Kinney stated that the Board will update the community on the status of this item at a later date.
- f. **Holiday Lights Removal** – Mr. Colaizzi reported that the holiday lights at the entrance ne TrailMark community will be taken down by LCS Landscaping. Holiday lights at homeowners’ homes are usually given until January 31<sup>st</sup> to remove Christmas lights.
- g. **Delinquent Notices** – Mr. Colaizzi reported that delinquent notices have been mailed out to homeowners, since the inception of the new violation policies enacted by the Governor’s office on August 8, 2022. Lindsay King, TrailMark HOA’s legal attorney from Western Law, was in attendance and answered a few questions about the HB1127 law.
- h. **Snow Removal** – Mr. Colaizzi reported that LCS has been working on snow removal and missed areas at certain spots from the snow storm events the past month.
- i. **Social Committee Charter** – Management drafted and sent the Board a copy of the latest Social Committee charter for review. The Board will forward the draft to the Social Committee for their review.

**III. APPROVAL OF MINUTES**

The Board reviewed the minutes from the meeting on September 13, 2022. Upon motion made by Bill Kuenning, seconded by Phil Kinney, and unanimously carried, the minutes from the meeting on September 13, 2022, were approved.

**IV. FINANCIAL REPORT**

- a. **November 2022 Financial Statement** – The Board reviewed the November 2022 financial statement as presented. Management provided an overview of the balance sheet and income statement for the month.
- b. **Attorney Status Report**  
Management stated that there is no current attorney status report.
- c. **Delinquency Report**  
Management provided the Board the delinquency report as of November 30, 2022.

**V. COMMITTEE REPORTS**

- a. **Common Area/Landscape Committee** – Phil Kinney updated members on several landscape projects accomplishments for 2022 and the upcoming year.
- b. **Communication/Website/Newsletter Committee** – Ken Colaizzi stated that newsletters and other community information can be found on the HOA website.
- c. **Social Committee** – Carole Brooks updated the members on several upcoming events at the community, including upcoming food trucks events in the community. Mrs. Brooks stated that more information can be found on the HOA website.
- d. **Design Review Committee** – Tonya Sloan reported on the number of architectural reviews submitted to date.

**VI. HOMEOWNER FORUM**

A homeowner forum was held and heard by the Board. The following topics were introduced by homeowners present:

- Questions on the differences with the metro district and the HOA
- Question on how many delinquencies currently for TrailMark
- Comments and concerns on the current trash company and the missed trash pickups of late
- Questions on the possible dues increase in assessments for 2023

**VII. ADJOURNMENT**

There being no further business, on a motion made, seconded, and unanimously carried, the meeting was adjourned at 7:55 pm. The next meeting will be held in March 2023. Further information on the date will be posted on the HOA website.