

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
THE TRAILMARK METROPOLITAN DISTRICT  
HELD  
July 19, 2022**

A regular meeting of the Board of Directors of the TrailMark Metropolitan District (referred to hereafter as “Board”) was convened by Zoom conference meeting on Tuesday, July 19, 2022, at 6:30 p.m. The call-in information was listed in the meeting notice posted by the District and the public was able to attend the meeting via telephone conference call if they so desired.

**ATTENDANCE:** The regular meeting of the Board of Directors of the TrailMark Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

Wayne Lupton  
Rick Handley  
Sandy Farish

Absent was Director Hallquist whose absent was excused.

Also present were:  
Mat Birkeness, Community Resource Services  
Sherman Steed, Resident

**CALL TO ORDER:** Director Lupton called the meeting to order at 6:34 p.m.

**ADMINISTRATIVE ITEMS:** Agenda. Director Lupton motioned to amend the agenda item IV. B-from Split Rail Fence Update to be called Fence Up Update. Director Faish moved to approve the amended agenda. Upon a second by Director Handley, a vote was taken, and the motion carried unanimously.

Minutes. The minutes of the May 17, 2022, Regular Board meeting were presented to the Board. Upon a motion by Director Lupton and a second by Director Handley the Board voted unanimously to approve said minutes as presented.

SDA Conference: Mr. Birkeness discussed the opportunity and if there is interest to let him know. Director Handley noted that he attended years ago and noted valuable learning experience

**PUBLIC COMMENT** Mr. Steed noted he previously attended SDA and had a good experience.

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Also noted he believes the local bear has left the area.

**FINANCIAL ITEMS:** Review and Approve /Ratify Payment of Claims. After review, upon a motion by Director Farish and a second by Director Handley the Board voted unanimously to ratify the June 2022 Claims.

Review Cash Position. Mr. Birkeness reviewed the cash position June 30, 2022, adjusted to July 14, 2022. After review, upon a motion by Director Lupton, and a second by Director Handley, the Board accepted the cash position as presented.

Financial Statements. Mr. Birkeness reviewed the financial statements dated June 30, 2022. After review, upon a motion by Director Farish and a second by Director Handley the Board accepted the financial statements as presented.

**BOARD MEMBER  
ITEMS**

Retaining Wall/Sidewalk Update: Director Handley reported he met with Elevation concrete and Mr. Birkeness to discuss the scope and obtain a proposal. Proposal has been provided and Rick is going to work with City of Littleton about funding multiple city owned concrete items in need of repair or replacement. Noted the work can begin in October if approved due to work availability. He also reported he has discussed railing installation with a resident that works in the industry.

Fence Up Update: Approximately 3 rails and one post are still pending replacement or attention. The additional concrete will need to be returned and fence work completed before the final 30% payment can be made to the vendor.

Pond Maintenance Update:

Four visits were performed during the 5/19 through 7/15/22 period: 5/25, 6/15, 7/8, and 7/15/22. Water temperatures were in the low 60s in late June, and increased to 71 degrees by mid-June and most recently to 78-80 degrees since early July. The water level in FR1 remained 3.5-4.0' low in late May, with the lake now full since ~early June. FR2 has been ~full through late May, however water levels have started to decrease since mid-June (-5") with levels now ~1' low. Water levels have been ~full in Pond G and have also started decreasing since mid-June.

FR1 has been relatively clear with good water color and visibility of ~5-6'. Aquatic growth has been minimal thus far this season, with FR1's first

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treatment of the season needed on 7/15/22 for bottom algae growth along most of the shoreline. Water clarity has 3-4' in FR2, with visibility diminishing to 1.5-2' by 7/8/22. Aquatic growth consisted mainly of algae mats and some muskgrass beds, which required treatment on three occasions (5/25, 6/15, and 7/15/22). Surface algae mats in FR2 so far this season have been overall less than some past years, which is undoubtedly the result of our phosphorous reduction treatments this spring. Pond G also has some algae mats and muskgrass growth, which was spot treated on 6/15/22.

At FR2, cattails and bullrush have become more pronounced the last two years. Growth is now encroaching into the pond especially on the west shoreline, as well as in some places along the north and south shores. While we performed a cattail reduction treatment in ~2013 (growth then was mostly cattails), both cattails and now also bullrushes are growing back to the point that they should be selectively treated again to appropriately manage encroaching overgrowth. We can fit this treatment into our schedule sometime before the end of August. Note that this work is not a line item in our 2022 season budget and would be done on a time and materials basis (best guess estim \$1,500-1,800 max). We would need Board authorization to proceed with this work. I would be glad to meet with Rick H. sometime to look over FR2's needs. A few Russian olive shoots/young trees will also be cut and treated to prevent re-growth, which is a task that we do every year.

Regarding the FR2 solar aeration system, we are still waiting for the second compressor from the manufacturer. The last word was that the 24-v compressors would be coming in sometime in July/August. This unit will be installed as soon as it is received. In the meantime, this system is aerating/ running with two (of the four) diffusers.

### MANAGEMENT ITEMS

Director Handley noted he will talk to south suburban to chat about the dead branches in the beaver ponds. Board discussed the pond report and status of both ponds. Mr. Birkeness reported he has talked to Jeffco open space about the barbed wire fencing in filing 4 and the availability of removal. Noted the county does not want to take action for removal.

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**MANAGEMENT  
ITEMS**

Oaths of Office for Elected Board Directors: Director Fairish moved to accept Jeff McBroom as a Director. Upon a second by Director Lupton, a vote was taken, and the motion carried unanimously. Jeff McBroom will take the oath of office once returned from a business trip.

**ADJOURNMENT:**

There being no further business to come before the Board, upon motion duly made by Director Lupton, seconded by Director Handley, and passed unanimously, the meeting was adjourned at 7:33 p.m.

DocuSigned by:  
Respectfully submitted,  
*Wayne Lupton*  
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Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 19,  
2022 MINUTES OF THE TRAILMARK METROPOLITAN DISTRICT  
BOARD OF DIRECTORS SIGNING BELOW:

DocuSigned by:  
*Sandy Farish*  
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DocuSigned by:  
*Wayne Lupton*  
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Sandy Farish

DocuSigned by:  
*Ray Hallquist*  
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Ray Hallquist