

TrailMark Homeowners Association

BOARD of DIRECTORS MEETING

AGENDA

September 09, 2025 – 6:00 p.m.

Falcon Bluffs Middle School 8449 S. Garrison Street, Littleton, CO 80128

I. CALL TO ORDER

Board Members: Board Members – Ken Colaizzi (President), Arwen Vaughan (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Dave Soule (Member at Large)
Westwind Management Group, LLC Representatives Roxanne Chaparro, CMCA®, AMS Association Business Manager

II. APPROVAL OF MINUTES – July 08, 2025

III. MANAGEMENT REPORT

- a. Management Report & Action Items List
- b. Additional Reports (Work Orders, DRC, and Compliance Log)

IV. FINANCIAL REPORT

- a. July and August 2025 Un- Audited Financials

V. COMMITTEE REPORTS

- a. Design Review Committee – Tonya
- b. Common Area Committee – Dave
- c. Communication Committee – Arwen
- d. Social Committee - Ken

VI. NEW BUSINESS

- a. 2026 Budget Proposal – Sandy Farish (Ken and Sandy)
- b. Guest Visitor, Patrick Driscoll - Littleton Mayoral Candidate (Ken)
- c. Shea Update with Pachner Company (Ken, Marcus, Jasper)
- d. Guest Visitor, Tammy and Joe Whitney Rooted in Littleton. (Ken)
- e. Reporting back yard covenant compliance issues and reporting party's responsibilities.
(Roxanne)
- f. Andy's Tree (Ken)
- g. Shea Homes IGA posting - limited information. (Ken)
- h. Ratify approved LCS Work Orders #7104 and #6910 (Ken)

- i. Upcoming HOA Election Info including: Ballot, Proxy, Annual Mailer Info, and Due Dates (Ken)
- j. Article to be posted after Sept 12th announcing all candidates who self-nominated (Ken)
- k. New Charters for Committees, Discussion and Vote (Roxanne and Ken)
- l. TM Maintenance Map Needs some revisions (Ken)

VII. HOMEOWNER OPEN FORUM

VIII. ADJOURNMENT – Next Meeting ANNUAL MEETING, NOVEMBER 11TH, 6:00 P.M. FALCON BLUFFS MIDDLE SCHOOL LIBRARY (2ND FLOOR).

IX. EXECUTIVE SESSION