

TrailMark Homeowners Association

BOARD of DIRECTORS' MEETING

AGENDA

May 12, 2026 – 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 Community Manager

II. APPROVAL OF MINUTES – March 10, 2026

III. MANAGEMENT REPORT

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

IV. FINANCIAL REPORT

- a. March and April 2026 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. Dry Grass Enforcement Board Decision Due to Denver Water Drought Restrictions (Ken)
- b. Early Discussion of Possible HOA Dues Increase in 2027 (Board)
- c. Update to Filing 4 Split Rail Fence Repair and Painting (Ken)
- d. 3 HOA Board Positions Open in November 2026 Care to Self-Nominate (Ken)
- e. Board to Select July HOA Meeting Location (Board)
- f. Update to the April 27th Shea Homes Planning and Zoning Hearing @ City of Littleton (Ken)
- g. Annual Garage Sale June 5th and 6th Sponsored by Lori Ross (Ken)
- h. National Night Out on August 4th from 5:00 -7:00 p.m. at TrailMark Park (Ken)
- i. Basketball Hoops & Boats Parked in Street for Extended Time, How to Report (Ken)

j. Congratulations to Class of 2026 Graduates in TrailMark (Ken)

k. Email Votes (Board)

- On March 26, 2026, The Board of Directors approved the Valle Painting Contract for filing four split rail fence painting and repairs.

VII. HOMEOWNER OPEN FORUM

VIII. ADJOURNMENT – Next Meeting July 14, 2026, 6:00 P.M. (LOCATION TBD)

IX. EXECUTIVE SESSION