

TrailMark Homeowners Association
BOARD of DIRECTORS MEETING
March Meeting Minutes
March 10, 2026

I. CALL TO ORDER

Ken Colaizzi, Board President called the meeting to order at 6:02 pm. The following were present:

- Ken Colaizzi (President)
- Phil Kinney (Treasurer)
- Dave Soule (Member at Large)
- Westwind Management Group, LLC Representative, Roxanne Chaparro, CMCA®, AMS® Community Business Manager and Kiefer Hale, CMCA®
- Homeowners were also in attendance to observe and speak to the Board of Directors during the Homeowner Forum.

II. APPROVAL OF MINUTES – On a motion duly made and seconded, the Board unanimously approved the January 13, 2026, Board of Director meeting minutes as presented.

III. MANAGEMENT REPORT – Roxanne Chaparro, with Westwind Management, presented the recent action items on the management report since the last Board meeting. The Compliance and Architectural Applications reports were included in the packet for the Board's review.

IV. FINANCIAL REPORT

- a. January and February Un-Audited Financials – Roxanne Chaparro presented the January and February financials and provided an update on the operating and reserve account balances. On a motion duly made and seconded, the Board accepted the January and February unaudited financials as presented. All were in favor and the motion carried.

V. COMMITTEE REPORTS

- a. **Design Review Committee** – DRC Committee Member Donna reported that requests are being processed as they are received and it is currently a slower time of the season.
- b. **Common Area Committee** – Member at Large Dave Soule reported that this is a quiet time of year.
- c. **Communication Committee** – Linda Jagiello reported it is the slow and quiet right now.
- d. **Social Committee** – Board President Ken Colaizzi, reported that the summer concerts will be held from 5:30 p.m. to 7:30 p.m., with Shelvis performing on June 14th, Chris Daniels & The Kings on July 19th, and Darling Revival on August 23rd. The Board is still seeking food trucks to

attend the concerts. He also noted that the Easter Egg Hunt is scheduled for April 4th, Dumpster Day will be held on April 25th, Food Truck Thursdays will return this year, and the annual garage sale will take place on June 5th and 6th.

VI. OLD BUSINESS

- a. None

VII. NEW BUSINESS

- a. **Westwind Management New Portal CINC** – Kiefer Hale conducted a live training of the new portal and addressed questions from homeowners/Board members.
- b. **Easter Egg Hunt April 4th** – Board President Ken Colaizzi reminded all homeowners that the Easter Egg Hunt event is scheduled for April 4, 2026 at 9:00 a.m.
- c. **Dumpster Day April 25th** – Board President Ken Colaizzi reminded all homeowners that the Dumpster Day event is scheduled for April 25, 2026, from 7:00 a.m. to 2:00 p.m., and noted that a food truck will be provided.
- d. **Filing 4 Split Rail Fence Repair and Painting Project with TMMD** – Board President Ken Colaizzi advised that a walk-through will take place in March to identify which fence posts need to be replaced. He noted that homeowners will need to remove any chicken wire fencing, and only the exterior of the fence will be painted.
- e. **Future Property Damage Plan to Islands** – Board President Ken Colaizzi reported the damage to the islands.
- f. **Neighbor of the Month Idea** – Tabled pending discussion at May Board Meeting.
- g. **DRC Home Improvement Application Refresher** – Board President Ken Colaizzi reminded all residents that any exterior home improvement or change requires submission of a Design Review Application, which will then proceed through the review process.
- h. **HOA Quarterly Dues Are Due April 1st and Late If Not Received by April 30th** – Board President Ken Colaizzi reminded residents that assessments are still due by April 1st and will be considered late after April 30th, even with the transition to the new portal as of March 1st.
- i. **Bulletin Board Damage at TrailMark Park, SSPR States its TMHOA Responsibility to Repair** – The Board discussed the graffiti and sign damage. Maintenance of both bulletin boards is the responsibility of TMHOA. On a motion duly made, seconded, and unanimously carried to approve \$465.00 for removal of both boards by Valle Painting.

VIII. HOMEOWNER OPEN FORUM – Homeowners presented the following items during the Homeowner Forum:

- **9735 S Iris Ct** – The homeowner inquired about winter watering.

With no other questions from the audience, the open portion of the meeting was adjourned at 7:16 p.m. The next meeting will be on May 12, 2026, at 6:00 pm at Falcon Bluffs Middle School

IX. EXECUTIVE SESSION – The Board entered Executive Session at 7:17 pm. The Board exited the Executive Session at 7:30 pm.

- X. **ADJOURNMENT**- In a motion duly made and seconded, the Board moved to adjourn the Board meeting at 7:30 pm.



Approved by the Board of Directors

