

TrailMark Homeowners Association

BOARD of DIRECTORS MEETING

May Meeting Minutes

May 12, 2026

I. CALL TO ORDER

Ken Colaizzi, Board President, called the meeting to order at 6:00 p.m. The following were present:

- Ken Colaizzi (President)
- Arwen Vaughan (Vice President)
- Tonya Sloan (Secretary)
- Phil Kinney (Treasurer)
- Dave Soule (Member at Large),
- Roxanne Chaparro, CMCA®, AMS®, Community Business Manager, and homeowners were also in attendance.

II. APPROVAL OF MINUTES – On a motion duly made and seconded, the Board approved the March 10, 2026, Board of Directors meeting minutes as presented.

III. MANAGEMENT REPORT – Roxanne Chaparro with Westwind Management reviewed the management report and action items list. Additional work order, DRC, and compliance reports were also reviewed by the Board.

IV. FINANCIAL REPORT

- a. March and April 2026 Un-Audited Financials – Roxanne Chaparro presented the March and April financials and provided an update on the operating and reserve account balances. On a motion duly made and seconded, the Board accepted the March and April unaudited financials as presented. All were in favor and the motion carried.

V. COMMITTEE REPORTS

- a. **Design Review Committee** – Secretary Tonya Sloan reported that many requests are starting to come in and reminded homeowners to include photos with their submissions.
- b. **Common Area Committee** – Member at Large Dave Soule reported that tree debris cleanup is pending quotes. Jim noted the committee met about a month ago to discuss the matter and that a bid of approximately \$22,000 was received.
- c. **Communication Committee** – Vice President Arwen Vaughan reported that the Free in TrailMark Facebook page will be discontinued due to lack of posts. He thanked Gabrielle and Heather for posting food truck signs, shared that the homeowner request form was being worked on, and noted email parameters were adjusted to help reduce spam.

- d. **Social Committee** – Ken Colaizzi reported that Dumpster Day was successful and ended with 6 dumpsters. He thanked the volunteers and noted Dumpster Day will return in 2027. Food Truck Thursdays began on May 7th, with the next truck scheduled for May 21st. The first summer concert will be June 14th from 5:30 p.m. to 7:30 p.m. He also reminded homeowners about the July 4th parade at TrailMark Park and Pirate Cove night on July 12th.

VI. OLD BUSINESS

- a. None

VII. NEW BUSINESS

- a. **Dry Grass Enforcement Board Decision Due to Denver Water Drought Restrictions** – President Ken Colaizzi reminded homeowners of Denver Water drought restrictions.
- b. **Early Discussion of Possible HOA Dues Increase in 2027** – The Board discussed preparing for a potential assessment increase in 2027 due to rising costs. A possible increase of \$10 per quarter was discussed.
- c. **Update to Filing 4 Split Rail Fence Repair and Painting** – President Ken Colaizzi reported that Valle Painting has been hired by TMMD and TMHOA, the project is underway, and work is expected to be completed within the next 4 to 8 weeks. The exterior side of the fences only will be painted.
- d. **Three HOA Board Positions Open in November 2026** – The Board shared information regarding upcoming open Board positions and self-nomination opportunities.
- e. **July HOA Meeting Location** – The July HOA meeting will be held at Fire Station #19.
- f. **Update to the April 27th Shea Homes Planning and Zoning Hearing** – President Ken Colaizzi shared an update regarding the City of Littleton rezoning matter, including the June 2nd hearing and follow-up communications with City staff.
- g. **Annual Garage Sale June 5th and 6th** – The Board reminded homeowners that this is the only approved community garage sale for the year.
- h. **National Night Out on August 4th from 5:00 p.m. to 7:00 p.m.** – President Ken Colaizzi reminded homeowners of the event at TrailMark Park and noted Kona Ice will be present.
- i. **Basketball Hoops and Boats Parked in the Street for Extended Time** – The Board shared how these concerns may be reported to the City of Littleton.
- j. **Congratulations to the Class of 2026 Graduates** – The Board noted that a banner was hung to congratulate the 2026 seniors.
- k. **Email Votes** – On a motion duly made and seconded, the Board ratified the March 26, 2026 email vote approving the Valle Painting contract for Filing 4 split rail fence painting and repairs.

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

- **9611 S – Paul Robal** – The homeowner discussed the Shea meeting and stated it was not a good meeting.
- **9336 S Iris Way** – The homeowner commented on fence removal as a possible cost-saving measure.
- **9991 W Athens Lane** – The homeowner asked questions regarding dry grass enforcement and xeriscaping.

With no further homeowner comments, the open portion of the meeting was adjourned at 6:52 p.m. The next meeting will be on July 14, 2026, at 6:00 p.m. at Fire Station #19.

IX. EXECUTIVE SESSION – The Board entered Executive Session at 6:55 pm. The Board exited the Executive Session at 7:26 pm.

X. ADJOURNMENT – On a motion duly made and seconded, the Board moved to adjourn the meeting at 7:26 p.m.



Approved by the Board of Directors