

TrailMark Homeowners Association
BOARD of DIRECTORS MEETING
July Meeting Minutes
July 14, 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)
- 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 May 12, 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. May and June 2026 Un-Audited Financials** – Roxanne Chaparro presented the May and June financials.

On a motion duly made and seconded, the Board accepted the May and June unaudited financials as presented. All were in favor and the motion carried.

V. COMMITTEE REPORTS

- a. Design Review Committee** – Secretary Tonya Sloan reported that requests are being received and processed and reminded homeowners to submit requests before work starts.
- b. Common Area Committee** – Member at Large Dave Soule reported that not much has been done this year due to the drought.
- c. Communication Committee** – Linda Jagiello reported that paper newsletters can be delivered and noted no other changes.
- d. Social Committee** – Ken Colaizzi reported that the July 4th party went really well and thanked the volunteers who helped. He also reported that TMH Pirate Cove night on July 12th went great, the second concert is scheduled for July 19th at 5:30 p.m., National Night Out for Police is in August with Kona Ice scheduled, Adult Night pre-season football game is August 14th, the third concert at Hogback Hill Park is August 23rd, food trucks are scheduled for July 16th,

August 6th, August 20th, and September 3rd, Movie Night is September 12th, and the Chili Cook Off is Saturday, October 3rd. Homeowners were reminded to check the TMH HOA website for more details.

VI. NEW BUSINESS

- a. **LCS Doing the Best They Can, Special Guest Nick from LCS** – Nick reported about the water restrictions. There are a lot of weeds everywhere, so they have focused on removal of weeds. A crew was out on July 6th and filled bags from hand pulling weeds, trimming suckers at the base of the trees, reviewed some tree work and did some tree work, and removed one tree that was not healthy. The last week of July, big pruning will take place, mulch will be turned over, and native mow is coming up in August. The median project was discussed, and Ken shared concern about how entrance looks.
- b. **HOA Dues Possible Increase in January 2027 and Budget Discussion with Sandy Farish** – Sandy reported the budget process will begin and will work closely with manager to complete the 2027 budget.
- c. **Call for 3 HOA Candidates to Serve November 2026 to November 2028** – Ken reminded all residents 3 positions will be open as of November 2026.
- d. **Shea Homes Meeting With Littleton City Council on July 21st at 6:30 p.m.** – Ken reminded homeowners of the meeting on July 21st at 6:30 p.m.
- e. **HOA Painted Shed DRC Approved Color Scheme #27 at End of June** – Shared the shed was painted scheme #27.

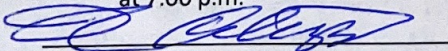
VII. HOMEOWNER OPEN FORUM – Homeowners presented the following items during the Homeowner Forum:

- **9946 W Baden Dr Phil Kinney** – The homeowner encouraged all residents to attend the Shea Homes meeting on July 21st at 6:30 p.m.

With no further homeowner comments, the open portion of the meeting was adjourned at 6:49 p.m. The next meeting will be on September 08, 2026, at 6:00 p.m. at Falcon Bluffs Middle School.

VIII. EXECUTIVE SESSION – The Board entered Executive Session at 6:50 pm. The Board exited the Executive Session at 7:00 pm.

IX. ADJOURNMENT – On a motion duly made and seconded, the Board moved to adjourn the meeting at 7:00 p.m.



Approved by the Board of Directors