

TrailMark Homeowners Association

BOARD of DIRECTORS MEETING

AGENDA

January 9, 2024- 6:00 pm

Falcon Bluffs Middle School - 8449 S Garrison St, Littleton, CO 80128

I. CALL TO ORDER

Board Members: Board Members – Ken Colaizzi (President), Carole Brooks (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Arwen Vaughan (Member at Large)

Westwind Management Group, LLC Representatives – Julie Berry, CMCA®, AMS® Association Business Manager

II. APPROVAL OF MINUTES- September 12, 2023 Pg. 2-4

III. MANAGEMENT REPORT Pg. 11-30

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

IV. FINANCIAL REPORT

- a. September, October and November 2023 Un- Audited Financials Pg. 31-122

V. COMMITTEE REPORTS

- a. Design Review Committee - Tonya
- b. Common Area Committee - Phil
- c. Communication Committee - Carole
- d. Social Committee - Ken

VI. OLD BUSINESS

- a. Management Update on Ceasing AirB&B

VII. NEW BUSINESS

- a. Quarterly HOA Dues now \$165 per Quarter as of January 1st, 2024 (Ken)
- b. Board Discussion / Vote to Renew Westwind Contract for 2024 (Ken)
- c. HOA 101 Results and Feedback (Carole)
- d. Board Discussion and Options on July HOA Meeting Location (Ken)
- e. Board Discussion regarding Management Report of 12/15/23 City of Littleton Sidewalks at Independence and TrailMark Parkway (Ken and Julie)

f. Update on Board email with G Suite and shutting down GoDaddy (Arwen)

g. Ratification of Email Votes:

Pg. 123-141

i. LCS Work Orders #4357, #4542, #4545, #4546, #5043

ii. Plant new trees around shed area once SSPR installs irrigation

iii. Renewal of Management Agreement

h. Holiday Light Removal Date February 1st (Ken)

VIII. HOMEOWNER OPEN FORUM

IX. ADJOURNMENT- Next Meeting- March 12, 2024

X. EXECUTIVE SESSION

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