

MANAGEMENT REPORT

TRAILMARK HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING January 8, 2015

The Board of Directors meeting will be held on **Thursday, January 8, 2015 – 6:30 P.M. at the TrailMark Child Care Center** located at **9743 South Carr Way**. If you are not able to attend the meeting, please give me a call at 303-468-3746 option 8 so I can determine if we will have a quorum for the meeting.

I. ITEMS COMPLETED

1. Completed the September 2014 Meeting Minutes
2. Drafted & Revised the 2015 Budget with Board/Financial Committee Suggestions
3. Requested Proposals for Holiday Lighting
4. 2014 Annual/Budget Ratification Meeting- November 13, 2014
5. Assisted Social Committee with Disbursements for Upcoming Events
6. Created and Mail Coupon Booklets for 2015 Assessments
7. Completed Bi-Weekly Covenant Inspections
8. Paid Invoices

II. ITEMS PENDING

- A. Declaration Amendment
- B. Fence Replacement Proposals
- C. Reserve Study Proposals

III. ACTION WITHOUT MEETING

- A. 2015 Budget
- B. Removal of Holiday Décor Violations

III. FINANCIAL OVERVIEW

The financial statements for the period ending November 2014 are attached for Board review.

Financial Report			
Operating Account	261,250.72		
General Reserve	430,511.35		
	Annual Budget	Monthly Charges	Budget Remaining
Administration	84,100.00	9,507.67	13,496.04
Grounds	70,000.00	53,208.34	-29,786.44
Utilities	157,100.00	11,971.49	13,275.71
46 Delinquencies	Amount: 20,595.89		

IV. CURRENT CONTRACTS/SERVICES

Following is a list of the current contacts:

Service	Company	Rate	Expiration	Out Clause
Management	CMA	\$2,750.00 Monthly	Re-Occurring	60 Days
Landscaping	Mountain High	\$1,633.33 Monthly	2 Year	30 Days
Trash	Alpine Waste	\$10,201.00 Monthly	1 Year	30 Days

V. PROGRESS ON GOALS AND OBJECTIVES

- A. We will need to take some time to set goals for this year's Board of Directors.

Please let me know if you have any questions or additional agenda items. I look forward to seeing you at the meeting.

Natasha Henricks
Association Manager