

**TrailMark Homeowners Association
Board of Directors Meeting Minutes
January 12, 2012**

Homeowners Open Forum – 6:30pm Homeowners Open Forum is held prior to each Board Meeting to allow owners an opportunity to voice their opinions, compliments, concerns or issues as they relate to the Association.

Establish a Quorum / Call to Order

The regular monthly Board of Directors meeting was held on Thursday, January 12, 2012 at the TrailMark Learning Center located on the property at 9743 S. Carr Way, Littleton Colorado. The meeting was called to order at 6:37 pm. A quorum was established. Present Board members were Karen Millspaugh, Mike McMahon, Lesa Rangel and Jason Sporer. Absent Board member was Wayne Lupton. Also present was Tina Lamar, Association Manager from Colorado Management & Associates, Inc.

Management Report

- 1. Ratify Action without a meeting:** A motion was duly made, seconded and unanimously carried to approve the following email votes:
 - Approved – 2012 Budget
 - Approved – \$2,900 additional funds added to social budget
 - Approved – Colorado Lifestyle 2011/2012 snow removal contract
 - Approved – 9890 S Flower Ct – payment arrangement
 - Approved – September 2011 Meeting Minutes
 - Approved – 9560 S Everett Way – metal railing
 - Approved – Install of doors on the bulletin Board
 - Approved – Purchase of “covenant controlled no soliciting” sign
 - Approved – recreational vehicle policy wording change
 - Approved – 2012 Colorado Lifestyle Landscape Contract
 - Approved – 9535 S Flower Way one time waive of late fees
 - Approved – Holiday Decorations Inc, Holiday Lights
- 2. Declaration Amendment:** Based on homeowner feedback the Board has decided to revise the wording and complete a new amendment mailing.
- 3. Homeowner Request for Variance:** A motion was duly made, seconded and unanimously carried to grant a variance for 9275 W Freiburg Pl. regarding the snow plow that is occasionally attached to the front of their vehicle.
- 4. Audit / Taxes:** A motion was duly made, seconded and unanimously carried to approve McNurlin and Associates to only complete a tax return for 2011.
- 5. ACC – Fence Form:** The fence form that had been used in the past will be revised. The Board approved that anyone wishing to access their backyard via Association property must submit a \$1000 deposit check as previously required to the management company until the project and inspections are completed. If the owner is accessing via another organizations property then they must first receive written approval from that organization and submit with the DRC application for final approval. If a section of the Association fence must be removed then the homeowner will have two options: the Association will have its approved vendor remove and replace the fence at his hourly rate or the homeowner may opt to use their vendor and only pay for the Association to complete a final inspection following the fence replacement at the cost of \$35 flat rate.
- 6. Solicitation Waiver:** The Association has posted No Solicitation signs at the entrance to the community. Those wishing to solicit within the community may submit the solicitations waiver request for Board review. The Board will review and grant approvals based on individual circumstances.

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Financials

The monthly financials were included in the Board packet for review. The Financial Committee approved the December 2011 financials. The attorney delinquency report was provided to the Board for review.

Adjournment

With no other business to discuss, the meeting was adjourned at 7:40 pm.

Executive Session – none

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