

**TrailMark Homeowners Association
Board of Directors Meeting Minutes
July 10, 2014**

Homeowners Open Forum – 6:30 PM 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. There were 13 homeowners in attendance.

Establish a Quorum / Call to Order

The regular monthly Board of Directors meeting was held on Thursday, July 10, 2014 at the TrailMark Learning Center located on the property at 9743 S. Carr Way, Littleton Colorado. The meeting was called to order at 6:40 PM. A quorum was established. Present Board members were Frank Melara, Candace Cooledge, Amy Stuart, Sally Janssen and Sandy Farish. Also present was Natasha Henricks, Association Manager from Colorado Management & Associates, Inc.

Minutes

A motion was duly made (Frank Melara), seconded (Amy Stuart) and unanimously carried to approve the May 8, 2014 Board of Directors Meeting Minutes.

Management Report

Management Report: Natasha reviewed the management report. A copy is attached and made a part hereof.

Work Order Report: The Board reviewed the work order report.

Committee Reports

Covenant Enforcement- Updated report was given to the Board for violations.

Architectural- Updated report was given to the Board for review. Sally reported to the membership that the DRC has scheduled a meeting with Solar City on July 17, 2014.

Communication- No Report.

Common Area- Rick informed the membership that they are currently reviewing several projects which includes: Overgrown bushes, natural open space, tree replacement. The CAC will be seeking a revised proposal from Mountain High Lawn & Landscape. He informed the Board that the next scheduled meeting would occur on August 6, 2014.

Financial- Sandy reported that an additional operating account was opened and the excess funds over \$250K were transferred.

Safety- Candace reported that she met with the City of Littleton and discussed the following items:

1. Crosswalk at Dover
2. Crosswalk Installation at Danzig & TrailMark Parkway
3. Light Push Button (Solar) at Everett
4. It is the law that pedestrians must watch while crossing the road at Flower and TrailMark
5. A speed study is being conducted on Holland (300 ft between each crosswalk per law/guidelines)

**TrailMark Homeowners Association
Board of Directors Meeting Minutes
July 10, 2014**

Old Business

Declaration Amendment- Management provided the Board with an informational letter, amendment wording and voting postcard for review. Natasha informed the Board that the verbiage stated on the previous postcard indicates they are useable unless or until the homeowner is deceased or sold the home. A motion was duly made (Sally Janssen), seconded (Sandy Farish) and unanimously carried to approve distributing the voting material as submitted to the homeowners.

New Business

Design Guidelines (Tech Writer)- Tabled.

Architectural Review Outsourcing- Tabled.

Modify Paint Samples- The Board requested Management contact Shea Homes and see if they would be willing to work with the community by providing updated color palette they possibly use in new community.

Financials

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

Frank Melara moved to approve the June and July payables. Sandy Farish seconded; motion carried unanimously.

Adjournment

With no other business to discuss, the meeting was adjourned at 7:27 PM.

Natasha Henricks

Colorado Management & Associates

7430 E Caley Avenue, Suite 120E

Centennial, CO 80111

Office: 303-468-3746 Fax: 303-730-0953