

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

September 10, 2015

Roll Call/Called to Order

Board of Directors:

President: Sandra Farish - Present
Vice President: Sally Janssen - Present
Secretary: Amy Stuart - Present
Treasurer: Kim Longbrake - Present
Member at Large: Frank Melara – Present

Val Ivan with Colorado Management was also present.

The meeting was called to order at 6:32 p.m.

Homeowner Open Forum

Homeowner John asked about whether we could have a secured entrance. Sherm stated his understanding is that the City of Littleton wouldn't allow us to do so since we are a "public" neighborhood rather than a private one. John wants to follow up with the city as he is very interested in having this.

John heard rumors of a fire department and pool in the works. The HOA Board directed these questions to City of Littleton Manager Michael Penny for his update.

Homeowner Julie asked about using NextDoor for communication. Julie thinks this may be a good vehicle for gathering community input on subjects of interest. This is also being used to give info about block parties, etc. The HOA Communications committee will look into letting residents know about NextDoor via facebook or website.

Homeowner Julie also asked whether the HOA would consider putting out the coyote cut-outs in the park to help keep the geese at bay. The HOA Board stated that they hadn't been considering this, but weren't opposed to it.

Homeowner Julie is using City of Littleton grant funds for a block party. They also have a larger grant for community improvement projects. Julie suggested maybe doing improvements at Hogback Hill Park.

Michael Penny (City of Littleton Manager)

Michael Penny gave the following information in his update about happenings with the City of Littleton as they pertain to Trailmark.

Debbie Brinkman and Bruce Stahlman have been an advocates for TrailMark and improving services here, primarily focused on fire/medical responses. Debbie and Michael have been working together to improve services in Trailmark. Service delivery has been an issue in Trailmark with regard to all services, including public works, police, and fire.

Michael stated that the City of Littleton is committed to providing appropriate municipal services to the Trailmark subdivision. Debbie Brinkman will lead charge through city council. The City is currently in negotiations to acquire all or a portion of Shea property at the front of Trailmark. The property was originally meant to be a commercial area. The City is currently looking at a design-build mock-up of about 7000 square feet at a cost of approximately 1.25 million dollars. It would include a full-time fire station, part-time medic, police, and public works units.

The space is being designed with the idea of adding recreation facilities at some future time as a part of the building. Most of that is bay space, which is planned for equipment. South suburban will have a bay out here as well for their maintenance needs.

Shea Homes was not amenable to donating the land, but they are amenable to a deed restriction of municipal services. The current status is that they are waiting on appraisal to come back – Shea has said they are willing to sell at least a portion of the property to the City. The buildable amount of property is not as large as seems because of water main easement running through it, but Michael feels it is big enough to house the proposed municipal services as well as some recreation in the future.

Modification of contract – Michael stated that the West Metro contract runs through March of 2016. He says there are only about 3 emergency calls per month in Trailmark, only one of which is legitimate emergency. Littleton has not been happy with the response times from West Metro. Station 16 will respond in the time between the end of West Metro Contract and the building of a station in Trailmark– which is slated for June 2016, according to Michael's projections.

Michael expects to get a contract to city council on October 6th, with a June 2016 completion date to be open and running with an on-site station. City council hasn't committed to this yet; this is Michael's plan.

Recreation: Littleton has entered into a contract with Greenplay for a City of Littleton parks, rec, and trails master plan. The city will hold public meetings mid-October. One will be held here in Trailmark. The City will be looking to gather information about the expectations Trailmark residents have for recreation at this location. Littleton has heard requests for rec facilities, pools, workout areas, community gathering places, etc. In addition to the in-person community meetings, the City will accept feedback via phone, email, mail, etc. from residents who want to give input but can't attend the meetings. Littleton is asking South Suburban to have some money allocated for the 2016-2019 timeframe for some of the things on the master plan. Michael says they will need to consider what size and amenities are in a facility that we can sustain and who are the users – Michael thinks there may be a partnership opportunity between South Suburban, Trailmark HOA, TMMD, and the City of Littleton. Littleton has committed to put some money into it, but they are not sure how that would look.

Homeowner Sherm asked about the allocated ground for fire at the entrance to the south – what are the plans? Michael says there are no plans for using that land right now. Sherm also asked some questions about response times for emergencies as well as police presence and response in the community. Michael stated that part of the reason for a lack of police presence is our lack of crime.

Michael stated that if residents want to demonstrate support for additional municipal and/or rec facilities in Trailmark, they should contact Debbie Brinkman and/or Bruce Stahlman to ask them to support this, especially with regard to the funding that will be needed.

Minutes Approval

The July 8th minutes were approved via email to be posted on the community website following the July meeting.

Management Report

Val reviewed the management report with the Board of Directors. A copy is attached and made a part hereof.

The Board reviewed the work order report.

Val provided the covenant enforcement report for the Board to review.

Committee Reports

Architectural – Sally is continuing to get requests for painting houses. Reminder for folks to walk around house and get the work done that is needed, including paint and fences. The website tells which stain colors are allowed for wing fences; some have been added recently. Sherwin Williams account gives residents 15% discount (account number on the website)

Common Area/Landscape – Frank stated no meeting this past week – working on repair needs for monuments. Jacque asked about the worn sign that says city of Littleton covenant controlled/no soliciting. That sign needs to be replaced. Karen M. says that it was an HOA sign, so HOA needs to replace it.

Communication/Website/Newsletter – Linda asked if anyone is interested in helping with communications, let her know. Amy mentioned the current newsletter is due out next week. We are putting the newsletter out to bid because we are operating on a contract from 2012, so we'll be looking for bids.

Covenant Enforcement - Val has been sending notices as needed, including grass that looks brown.

Financial – Kim stated that the reserve study looks good. We won't need to increase HOA fees this year, or fund anything for this year because we have enough in reserves already.

Safety – Frank sent a letter to public works on two intersections in question: Holland and Finland and Johnson and Johnson – they will study it and look at traffic control options. Also sent a letter requesting No Parking signs for the areas near the reservoir where people are parking to go fishing.

Social – Kim - Concerts in the park – great turnout for the last concert. Kudos to Juli Hill for coordinating these events. The remaining 2015 events are as follows:

- a) *Trailmark Night at Corn Maze* - September 22nd 5:00 PM – 8:00 PM, \$2 per person.
- b) *Night at the Lights* - December 9th 5:30 - 8:30PM, probably about \$5 per person. Help is needed with the hot chocolate and cookies.

Old Business

Declaration Amendment Update – 67% Owner Vote Needed to Amend Declarations. Board members will continue to solicit signatures to get the amendment passed. Less than 100 votes still needed.

Review of Signage Rules - TrailMark Covenants state we can't have any signs other than For Sale/Rent signs, but Colorado law supersedes this. Thus, political signs are allowed, but cannot be put up more than 45 days before an election, and must be taken down within 10 days after. There is also a restriction on the size and only one sign is allowed per candidate.

Street Maintenance Update - The City of Littleton is hoping to repair the cracks this fall or spring at the latest.

Reserve Fund Discussion - See Financial Committee update.

New Business

Neighborhood Congress Update - Linda F. stated that there is not much to report, as she is not sure if the group will continue based on new people who have been hired with the City of Littleton.

Financials

Val reviewed the financial status and the operating accounts, reserve accounts and delinquency totals with the Board.

Adjournment

There being no further business, Sally moved to approve adjournment of the meeting. Sandy seconded; motion carried unanimously and the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Val Ivan
Managing Agent

Approved

Date