

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

January 14, 2016

Roll Call/Called to Order

Board of Directors:

President: Sandra Farish - Present
Vice President: Sally Janssen - Present
Secretary: Julie Devin - Present
Treasurer: Kim Longbrake - Absent
Member at Large: Frank Melara – Present

Val Ivan with Colorado Management was also present.

The meeting was called to order at 6:33 p.m.

Mark Relph & Debbie Brinkman (City of Littleton)

Mark Relph, Director of Public Works, relayed that the City of Littleton approved the contract for building a fire station, with a guaranteed maximum price of 2.2 million. The contractor for the project is a firm named Golden Triangle and the total budget is 2.6 million. The fire station is on a 1.4 acre site at Trailmark Parkway and Wadsworth Boulevard, on the Southwest corner on land that was originally dedicated to the city for a fire station.

The groundbreaking is not finalized but is scheduled to occur by the end of week January 29th. They will first dig a 20ft hole, remove all soil, bring in new soil, and allow the new soil to get impacted to minimize settling. The fire station will be a total of 7,800 square feet. The city will try to save the pine trees growing in the area by unearthing and replanting elsewhere. The building will be constrained weekdays from 7am-9pm, unless special approval of weekend work by the city, which should be rare.

The building of the station should not interfere with traffic. Occasional deliveries will happen but should be a minor inconvenience. Mark showed the plan drawings that are still in development - final renderings and schedules will be on the web at the city of Littleton.

Mark also mentioned that Steve Alexander from the city came out to see the streets and monitor the snow/ice this week.

A contract to fix the big cracks in the pavement was awarded this fall, but work will be done in the spring due to cold/snowy winter weather.

City Council member Debbie Brinkman reiterated that all 3 votes passed for the fire station and they are staying tight (within 1-2 months) of the original schedule. The City of Littleton will be back at future HOA meetings with regular updates of the building progress.

Homeowner Open Forum

No owners spoke.

Minutes Approval

The September 10th meeting minutes were approved via email to be posted on the community website following the September meeting and thus ratified.

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 and the committee is anticipating numerous spring requests for design review projects. She reiterated that spring is a good time to start thinking about paint projects and get paint colors approved.

Common Area/Landscape – Taking down wreaths at the front entrance will be on January 16th.

Communication/Website/Newsletter – Julie spoke about the survey being implemented to better the communications process. A homeowner recommended we add a line about the reserves. Juli Hill recommended the option of potentially mailing out postcards for the survey with the email link and inquire if any realtors would split the cost.

Covenant Enforcement - Val has been sending notices as needed.

Financial – Nothing at this time

Safety – The corner of S. Holland and Finland had a speed study, results were given but no feedback on options from the city. Mark Relph said the new traffic engineer would take a look. Also, a request for no parking signs on Freiburg was given to the star canyon HOA for determining best course of action.

Social – Juli Hill selected Saturday March 19th for Easter event. She mentioned that she welcomes anyone interested in assisting the social committee.

New Business

Officer Designations – Sally made a motion to leave the officers unchanged, other than Julie Devin replacing Amy Stuart as board secretary. A vote was taken and the motion passed unanimously.

City of Littleton Grant Program – The city offers a grant to neighborhoods that apply with a specific improvement project outlined. Once the application process is opened up, the board will research the options. Homeowners in attendance recommended perhaps adding pickleball or volleyball courts, benches at sledding hill, a trail leading to the sledding hill, or circuit stations around the lake.

Financials

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

Adjournment

There being no further business, Frank moved to approve adjournment of the meeting. Sally seconded; motion carried unanimously and the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Val Ivan
Managing Agent

Approved

Date