

TRAILMARK HOMEOWNERS ASSOCIATION, INC.

Board Meeting Minutes

March 10, 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 - Present
Member at Large: Frank Melara – Present

Val Ivan with Colorado Management was also present.

The meeting was called to order at 6:35 p.m.

Homeowner Open Forum

Opportunity for owners to discuss any topics of interest with the board of directors. Most of the owners in attendance wanted to chat about the Shea land and were asked to hold until later in the agenda.

Minutes Approval

The January 14, 2016 meeting minutes were approved via email to be posted on the community website following the January 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. The report consisted of a handful of fence repairs.

Committee Reports

Architectural – The DRC has paint books available that detail the original KWAL color combinations used by the TrailMark builder. KWAL was purchased by Sherwin Williams (SW), therefore you can take the paint book to Sherwin Williams, or any paint company, to scan paint chips to arrive at the correct colors. Contact the management company to request paint books.

The Board has established a TrailMark SW account allowing residents to receive a SW paint and stain product discount. A cash account - you pay for the product or have your contractor do so. Generally, the discount is 15% depending on the product purchased. Identify yourself as a TrailMark resident and provide the following account number: 230805194. If for some reason the Sherwin Williams store you are using does not register this account number, they should call 303-932-1352 to confirm the account. Regardless of whether one selects an approved paint combination or creates a unique combination, ALL exterior painting projects require submission of a Home Improvement Request Form to the management company For additional information and forms, go to the HOA website, www.trailmark.org.

Common Area/Landscape – Proposal submitted for landscaping of end-caps.

Communication/Website/Newsletter – There are currently four ways to get information about the neighborhood at any given time:

WEBSITE – trailmark.org

EMAIL – this is for news, events, updates right to your inbox! Sign up on the website in the upper right corner, a button called “EMAIL SIGNUP”

FACEBOOK – There are two main community Facebook pages. The “TrailMark at Chatfield” has 713 members, which is the community forum for everything from a lost dog to notices about school fundraisers, etc. Run by neighbors for neighbors. The HOA Facebook page content set out by the HOA – try to keep HOA –related content and questions. This page has 266 members.

NEXTDOOR.COM – this site is by neighborhood. You can actually click on the map and email neighbors based on location if you do not know their contact information. You can talk directly to your neighbors or to other neighborhoods about events, businesses, etc.

NEWSLETTER

In November the current newsletter editor quit. When the editor quit, it was a good time to review the program and see how we could enhance it.

COMMUNITY SURVEY RESULTS

The first question was the most important: HOW DO YOU PREFER TO RECEIVE INFORMATION FROM THE HOA? CHECK ALL THAT APPLY.

Email - 81.4%

Facebook at the Trailmark HOA page - 40.5%

Website - 26.03%

Online Only Newsletter - 24.79%

Mailed Newsletter - 15.70%

Nextdoor - 11.16%

By the results of the first question, it is clear that we can utilize FREE means of communication to reach the neighborhood, rather than utilize funds towards a paid newsletter editor.

Covenant Enforcement - Val has been sending notices as needed.

Financial – Nothing at this time.

Safety – Julie met with the City on March 7th to discuss the study results of Holland Street and Finland. The car count does not justify a need for a stop sign, specifically. However, other measures were discussed, from marked speed limit signs, yield signage, and traffic calming techniques. The City agreed that putting out a 25mph sign was an immediate improvement, and already posted a sign at the entrance, thereby legally setting the street limit down 5 miles per hour (unmarked streets in the city are 30mph). Now they are going to measure the streets and come up with a proposal for traffic calming. The plan and costs are not determined.

Social – TrailMark Food Truck Thursday are set at Trailmark Park from May-September on the 1st and 3rd Thursdays of each month. Trucks will vary as well as pricing. Please come, bring a blanket, family and friends, and your appetite, and join us out in the field for dinner.

Beautification Day set for Saturday, May 14th. The HOA will meet all volunteers at 8:00 am to pass out trash bags, gloves and waters in the Hogback Hill parking lot. Donuts and coffee will be provided. Maps will be handed out to disperse the groups throughout different areas.

New Business

Shea Property Development – Many members came out to share their feedback with the HOA board on the potential purchase of the Shea property. Some of the ideas that were desired: a community garden; a pool; a clubhouse with some or all of these amenities - gym, meeting room, theater room, pool; a shelter with BBQ grills and/or a fire pit; pickle ball/tennis courts; a

playground geared to older children (a rock wall, for example); and there were also requests to leave the land as is. All neighbors wish any amenities to have landscaping and be aesthetically pleasing.

These ideas have created a wish list, and the HOA Board will next send out a survey to the entire neighborhood to hone in on the true interest of the community at large.

Goose Deterrent – Board voted unanimously to implement the fake coyote signs again in an effort to cut down on the number of geese roaming the community.

Financials

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

Adjournment

There being no further business, Sandy moved to approve adjournment of the meeting. Sally seconded; motion carried unanimously and the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Val Ivan
Managing Agent

Approved

Date