

# TRAILMARK HOMEOWNERS ASSOCIATION, INC.

## Board Meeting Minutes

### July 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 - Present  
Member at Large: Frank Melara – Present

The meeting was called to order at 6:31 p.m.

#### **Homeowner Open Forum**

Opportunity for owners to discuss any topics of interest with the board of directors.

#### **Minutes Approval**

The May 19, 2016 meeting minutes were approved via email to be posted on the community website following the May meeting and thus ratified.

#### **Committee Reports**

**Design Review** – There have been many applications this spring and summer. Reminder that the committee needs a final inspection for project to be complete, otherwise it is still considered open. Committee needs volunteers - 3 people are currently on the committee. There are a number of driveways that are needing to be repaired or replaced.

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.

**Common Area/Landscape** – Reviewed updates, monuments have been done with plants and the corner entrances to subdivisions. Rabbit brush needs to be trimmed. North side of parkway does not all have irrigation, so that is why we have a "natural" look. Tall grasses could help delineate the irrigated from non-irrigated areas. Due to length of grasses, CAC is recommending a third mowing. Trailmark is designed to look more natural and not too sculpted. Enhancements for next year - add more plants to bed in front of monuments and to the North side of the entrance. Need more mulch for next year, and more grasses in the medians. Jeffco to be contacted to cut down grasses along trail. Northern perimeter of property needs to be cut as well. Arborist needs to be consulted for tree trimming and long-term plan.

**Communication/Website/Newsletter** – HOA is working to grow communications database. Email database has 582 addresses to date, up from 215 at beginning of the year. HOA facebook page has 317 members, and NextDoor has 309 followers.

**Covenant Enforcement** - Val has been sending notices as needed.

**Financial** – 2017 Budget draft to be worked on in coming months.

**Safety** – Issues should come directly to the HOA, not the city. A request for a dead end sign was voiced.

**Social** – 250 people attended pirate's cove event, very successful. The next concert is July 24, last one is August 28th. Food truck dates were discussed - July 21, August 4, and August 8<sup>th</sup>. Board would like to schedule another beautification day in the fall. The next meeting is August 16th to formulate an official committee.

### **Old Business**

**Shea Property Development** – Has been put on hold by the city.

**Holland Street Median** – The community was given a recap of the occurrences since August 2015. The city desired to install a temporary median in August, however no design or bid was available. HOA was expected to pay for 50% of cost. In the meeting, we collected feedback, and explained the next step was to meet with Mark Relph. Lonnie asked to help get signatures for stop signs in lieu of median. Relayed concerns with median and the bus stop needs a 4-way for safety. Julie also asked for a four way stop. School bus issue, and concerns for median. Linda asked for education and enforcement, call police and communicate with speeders. Dan - stop sign great, but get the rolling cars. They tend to speed up right after stop sign. Recommended speed table or humps.

### **New Business**

**Neighbor of the Month** – Recognition program to be implemented to acknowledge a Trailmark resident that goes above and beyond in helping their community.

**HOA Assessments (2017)** – Board will be considering a small increase in 2017.

### **Financials**

Board 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. Sandy seconded; motion carried unanimously and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Val Ivan  
Managing Agent

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date