

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD January 11, 2018

A regular meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, January 11, 2018 at 7:00 p.m., at Littleton Fire Station #19, 8490 TrailMark Parkway, Littleton, CO. This meeting was open to the public.

ATTENDANCE The regular meeting of the Board of Directors of the TrailMark Homeowners Association was called and held, as shown, in accordance with Colorado law. The following directors were present:

Sally Janssen – President
Michael Penny – Vice President
Mary Kreeger – Secretary
Amy Howard – Treasurer
Kim Gritzmaker – Member

Also present were:
Angie Kelly; Community Resource Services
Susie Ellis; Community Preservation Specialists

CALL TO ORDER Director Janssen called the meeting to order at 7:00 p.m.

RATIFY APPOINTMENTS Ratify appointment of Mary Kreeger: Director Penny moved to ratify the appointment of Mary Kreeger to the Board of Directors. Upon a second by Director Howard, a vote was taken and the motion carried unanimously.

Ratify appointment of Kim Gritzmaker: Director Penny moved to ratify the appointment of Kim Gritzmaker to the Board of Directors. Upon a second by Director Kreeger, a vote was taken and the motion carried unanimously.

Ratify Officer Appointments: Director Penny moved to ratify the Officer positions as: President, Sally Janssen; Vice President, Michael Penny; Treasurer, Amy Howard; Secretary, Mary Kreeger; Member at Large, Kim Gritzmaker. Upon a second by Director Howard, a vote was taken and the motion carried unanimously.

HOMEOWNER FORUM There was resident request to allow advertising in the newsletter again. The Board noted they would consider the option.

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ADMINISTRATIVE ITEMS

Minutes: The minutes of the December 7, 2017 Board meeting were presented to the Board. Upon a motion by Director Penny and a second by Director Howard, the Board voted unanimously to approve said minutes as presented.

MANAGEMENT ITEMS

Management Report: Ms. Kelly reviewed the management report. Items of note were updates regarding the homeowner account clean-up and the bids for an audit vs review of the financials.

Investment Accounts: Ms. Kelly presented the recommendations regarding investments. The recommendations are to close the Wells Fargo and First Bank accounts as they do not have good interest rates available. That money will then be invested in a money market and 24-month CD with Solera Bank. In addition, investment into a 19-month CD with Redstone Bank is recommended. Director Penny moved to approve the recommendations as presented. Upon a second by Director Howard, a vote was taken and the motion carried unanimously.

Covenant Report: Ms. Ellis presented reports to the Board regarding the status of covenant violations. Basketball hoops were discussed again. The DRC will review the policy and make a recommendation to the Board.

Work Order Report: The Board reviewed the work order report included with the meeting packet. No action was needed.

Design Review Report: The Board reviewed the DRC report included in the packet. No action was needed.

COMMITTEE REPORTS

Design Review Committee: Director Janssen noted that Sherwin-Williams has engaged with the HOA to transition the paint books to Sherwin-Williams colors.

Common Area Committee/Landscape Committee: Rick Handley noted that the sprinkler system was activated due to the lack of moisture. A small amount of watering will be done and then the system will be winterized again. Also of note are the benches being installed at the sledding hill: this is still in progress.

Communication/Website/Newsletter Committee: Nothing new to report.

Finance Committee: Nothing new to report.

Social Committee: Director Gritmaker noted that there are 12 events scheduled for 2018 thus far. The committee is also reviewing a possible 5k event. It was requested that if anyone has feedback on the holiday event, please share it with the committee. Of important note is that the garage sale date will be the 1st weekend in June this year.

Recognition: Director Janssen thanked Rick Handley and Randy Pabst for their work on the holiday lights this year and the electrical connections at the front

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entrance, both north and south sides of TrailMark Parkway. These connections also impact the pond aerators.

Director Janssen also thanked Deahna Visscher for her work to put together the holiday party. It was a very successful event for the community!

NEW BUSINESS

Discussion regarding change in trash service: Ms. Kelly outlined questions that have been coming up and presented the answers. A question and answer sheet was presented to the Board and residents at the meeting. This same information will be mailed to all homeowners with the Annual Disclosure form in January.

Discussion regarding dog poop: This discussion was a reminder for everyone to clean up after their pets. There has been a lot of animal waste found in the neighborhood.

Mid-cycle Board Decisions: This item was previously addressed with the ratifications.

OLD BUSINESS

Discussion Regarding HOA Policies: Director Penny moved to approve the Communication Policy, effective January 1, 2018, as presented. Upon a second by Director Howard, a vote was taken and the motion carried unanimously.

FINANCIAL ITEMS

Delinquency Report: The Board reviewed the provided delinquency report.

Financial Reports: Ms. Kelly reviewed the financial report as of December 31, 2017.

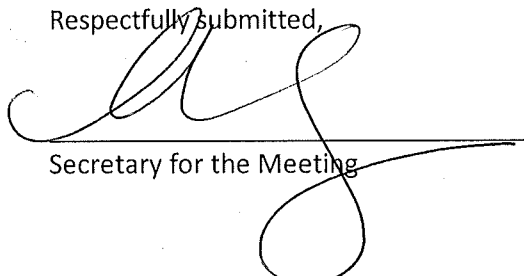
HOMEOWNER FORUM

Nothing presented.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Kreeger, seconded by Director Penny, and passed unanimously, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,


Secretary for the Meeting