

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK HOMEOWNERS ASSOCIATION HELD May 9, 2019

A regular meeting of the Board of Directors of the TrailMark Homeowners Association (referred to hereafter as "Board") was held on Thursday, May 9, 2019 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
Amy Howard – Vice President
Mary Kreeger- Secretary
Kim Gritzmaker – Member

Director Day was absent and his absence was excused.

Also present were:

Angie Kelly; Community Resource Services
Tanner Munson; Community Resource Services
Susie Ellis; Community Preservation Specialists

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

APPROVAL OF MINUTES Minutes: The minutes of the March 14, 2019 Board meeting were reviewed. Upon a motion by Director Howard and a second by Director Gritzmaker, the Board voted unanimously to approve said minutes.

MANAGEMENT ITEMS Management Report: Ms. Kelly reviewed the management report. Items of note were the ponds being used to monitor frog populations and the replacement for the Redstone Bank account.

Covenant Report: Ms. Ellis presented the Covenant Report to the Board. Violations were reviewed, with trash container violations being the most common in April.

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 the paint books are finished. The books are now available for homeowners to borrow. The DRC is

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creating a new Home Improvement Application and will have it on the website once completed.

-The DRC is looking for new members. If you are interested please send an email to akelly@crsofcolorado.com

Common Area Committee/Landscape Committee: Rick Handley is drafting a plan to update the medians along Trailmark Parkway. The tree replacement was approved in March. Medians without trees will be the first ones to be renovated. The design is still being finalized by Mr. Randy Pabst. Mr. Handley asked CRS to gather estimates on burying irrigation lines and adding mulch to the medians.

-Mr. Handley asked about homeowners using TREX fencing on their Lots. This is currently not allowed, but under discussion by the Board.

-Landscaping near the new TREX fencing is an issue. The warranty on the fencing will be voided if it is damaged by the homeowner.

Communication/Website/Newsletter Committee: Nothing to present.

Finance Committee: Nothing new to report.

Social Committee: Director Gritmaker noted that the Easter Egg Hunt was a success. The food trucks have begun and will be in Trailmark every other Thursday evening. Please check the website for a listing of which truck will be present.

-The Summer Concert Series is about to kick off with a performance by the Honeydew Drops on June 30th.

-3 Photographers in Trailmark are offering to do family photos on June 15, July 19, and August 18. Please check the website for details.

-The neighborhood garage sale is on June 7 & 8.

-The Social Committee is offering businesses within the neighborhood the ability to sponsor community events. For more information please visit

<https://www.trailmark.org/social-committee.html>

NEW BUSINESS

Project Policy Discussion: Director Janssen reviewed the purpose of the proposed policy. If homeowners would like to see something done in the community, then they will have the opportunity to present it to the Board. More details about this will be available on the website as they develop. The policy will be posted for homeowners to view before finalizing.

OLD BUSINESS

Update Regarding TMMD Fence Project: The project is going well and is on schedule. The project is estimated to be completed in Mid-June.

FINANCIAL ITEMS

Delinquency Report: Ms. Kelly reviewed the provided delinquency report. Director Gritmaker made a motion to approve, sending one homeowner to Legal for collections. Upon a second by Director Howard, a vote was taken and approved unanimously.

Financial Reports: Ms. Kelly reviewed the financial report as of May 6, 2019.

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Upon a motion by Director Kreeger, and seconded by Director Howard, a vote was taken and the financials were accepted.

HOMEOWNER FORUM

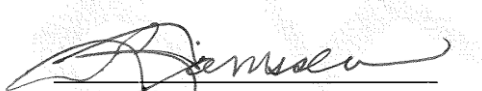
One homeowner chose to speak during the forum. Mr. Watson began by saying that the management company has been very responsive. He asked how he might be able to more directly access the Board with questions. The Board stated that he may go through the management company to contact the Board, this way everyone stays in the loop on all conversations.

Mr. Watson wanted to know what it would take to change the CC&Rs. The Board stated that the CC&Rs may only be changed if voted on by a certain percentage of the homeowners in the community.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Gritzmaker, seconded by Director Howard, and passed unanimously, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,



Secretary for the Meeting