



## Happy New Year -

As we start a new year, here's an update from the TrailMark Metro District (TMMD):

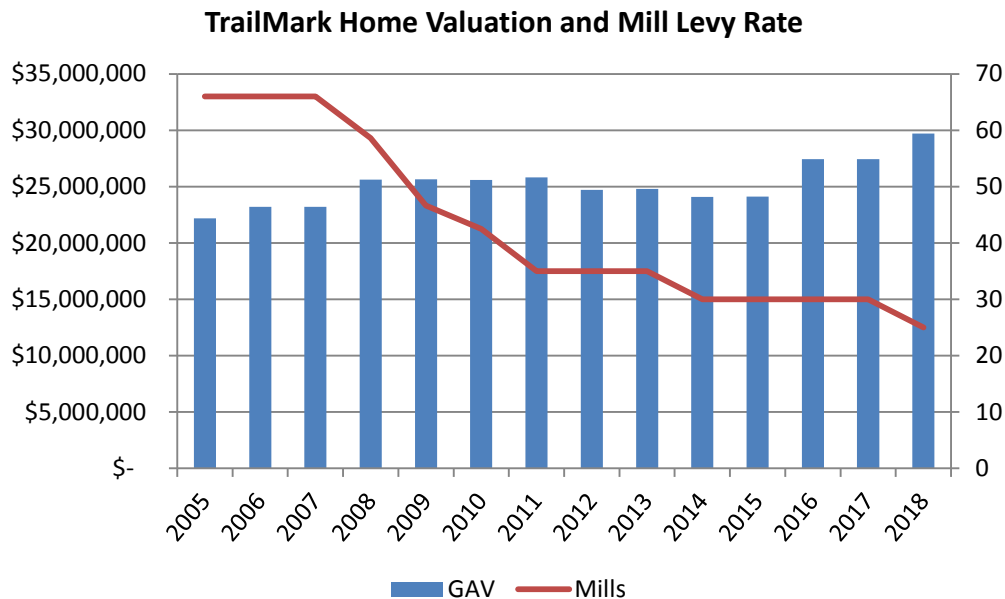
### FOR THOSE NEW TO THE NEIGHBORHOOD – What is the TrailMark Metro District?

The TrailMark Metropolitan District (commonly referred to as “TMMD”) is a quasi-governmental entity, and is a separate organization from the TrailMark Homeowners Association (HOA), a private organization. While the TMMD and HOA occasionally collaborate on some neighborhood issues, both organizations have their own Board of Directors and completely different purposes. The TMMD sets an annual mill levy for TrailMark property owners. Taxes collected by TMMD are currently used primarily to pay off existing debt (construction bonds which the developer used for the neighborhood’s infrastructure), to maintain the health and quality of the neighborhood’s ponds, for the annual painting (and the future replacement) of common area fencing, and the TMMD general operating costs.

### MILL LEVY (TAXES)

In December, the TMMD certified Tax Levies at 25 mills for 2018, a decrease of 5 mills from 2017.

One mill is equal to 1/1000 of a dollar of the property’s assessed value as determined by Jefferson County. The chart below shows the annual mill rate for TMMD and the Average Assessed home value (GAV) since 2005. More information on TMMD Taxes and Mills can be found under the TMMD tab on the TrailMark web page ([www.trailmark.org](http://www.trailmark.org)).



## **BONDS**

The 2018 mill levy assessed for the TMMD's Debt Fund (bond repayment) is less than what is necessary to meet TMMD's 2018 bond payments. As in prior years, the TMMD has chosen to under-collect the revenue necessary for bond payments and instead utilize excess cash reserves to supplement the shortage of revenue collected for the Debt Fund in 2018.

The District has one remaining bond outstanding (Bond Obligation):

<b>Maturity</b>	<b>Principle</b>	<b>Interest</b>	<b>Total</b>
2018	\$715,000	\$26,813	\$741,813

At the November 9, 2017 meeting, the Board authorized an early payoff of the 2018 series bond which will result in a savings of over \$20,000 in interest payments that otherwise would have been paid this year.

Full payment of the 2018 bond is expected to be made in early February, officially clearing the TrailMark Community of the \$8,500,000 in bond debt used to finance the infrastructure and public improvements when developing the neighborhood!

## **TMMD BOARD CHANGES**

On November 10, 2017, Director Tolle announced her resignation from the board, effective immediately. The Board is coordinating next steps to address the vacancy. Additionally, three other Director positions open for reelection in May 2018, at which time the positions will be filled via election.

TMMD Board positions are 4-years with staggered elections every 2 years in even numbered years

- Directors are limited to 2 4-year terms.
- Directors receive \$100 per meeting for which they are in attendance with a not-to-exceed amount of \$2,400 per year
- Directors are covered by POL insurance and governmental immunity per statute

To qualify as a director, a person must be an "eligible elector" defined as a registered voter of Colorado and either:

- a resident of the district for not less than 30 days
- or, the owner (or spouse of the owner) of taxable real or personal property situated in the District
- or, a person obligated to pay taxes under a contract to purchase taxable property

For those interested in serving your community on the Board, please contact the TMMD District Manager, Cathy Noon @ (303) 381-4960 or [cnoon@crsofcolorado.com](mailto:cnoon@crsofcolorado.com)

## **RESERVOIRS AND PONDS**

TrailMark has 2 reservoirs and 2 ponds for which TMMD is responsible. TMMD contracts a specialist to maintain the quality of the water and health of these water bodies. Maintenance includes things such as algae monitoring and treatment, debris removal from outlet areas and aeration system maintenance.

## **FENCES**

TrailMark's common area fencing is painted annually. The painting is broken into segments: fencing in Filings 1 & 5 painted one year, Filing 2 the next year, Filing 3 the next, Filing 4 the last. TMMD is responsible for the annual fence painting while the HOA is responsible for fence maintenance and repairs; the TMMD and HOA cost-share for both responsibilities.

Additionally, it is anticipated that the common area fences will need to be replaced in the future (currently planned in 2022). In order to meet this future expense, the TMMD maintains a reserve fund to ensure the TMMD has the money necessary to cover this future cost. This year, the TMMD and HOA created a joint committee to regularly meet to review cost bids and style considerations for the fence replacement.

## **UPCOMING MEETINGS**

The TMMD meeting calendar for 2018 is noted below. All meetings begin at 6:30pm and are held at the TrailMark Learning Center at 9743 S Carr Way.

- January 16, 2018
- March 20, 2018
- May 15, 2018
- July 17, 2018
- September 18, 2018
- November 8, 2018 – Held in conjunction with the HOA

**MORE INFORMATION REGARDING THE TMMD CAN BE FOUND UNDER THE TMMD TAB ON THE TRAILMARK WEBSITE @ [www.trailmark.org](http://www.trailmark.org)**