

RECORD OF PROCEEDINGS

**MINUTES OF A JOINT MEETING OF THE
BOARDS OF DIRECTORS OF
THE TRAILMARK METROPOLITAN DISTRICT
AND THE TRAILMARK HOMEOWNER'S ASSOCIATION
HELD
FEBRUARY 19, 2013**

A joint meeting of the Boards of Directors of the TrailMark Metropolitan District (referred to hereafter as "TMMD") and the TrailMark Homeowner's Association (referred to hereafter as "HOA") was held on Tuesday, February 19, 2013 at 6:30 p.m., at the TrailMark Learning Center, 9743 South Carr Way, Littleton, Colorado. This meeting was open to the public.

ATTENDANCE

The meeting of the Boards of Directors of the TrailMark Metropolitan District and TrailMark Homeowner's Association was called and held, as shown, in accordance with Colorado law. The following directors were present:

TrailMark Metropolitan District:

Michael R. Rogers
Curtis Fankhouser
Richard A. Handley
Lori Tolle
Catherine LaClair

TrailMark Homeowner's Association:

Frank Melara
Sally Janssen
Wayne Lupton
Candace Cooledge

Also present were:

Cathy Noon; Community Resource Services
Members of the Community

CALL TO ORDER

The meeting was called to order at 6:30 p.m. Introductions of the Boards and community members were made.

JOINT DISCUSSIONS

STAR CANYON FENCE PAINTING AND MAINTENANCE:
Directors Handley and Fankhouser disclosed they both live in

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the Star Canyon area of TrailMark and would recuse themselves from voting on this issue when the TrailMark Metropolitan District takes formal action at a future meeting.

Current Cost-Sharing Agreement – A review of the history and costs of painting the Star Canyon fencing was provided to members of both Boards noting that:

Star Canyon fencing was built by Metropolitan Homes rather than Shea or TrailMark Metropolitan District (TMMD).

In 2005, both sides of the fence were painted and paid for by TMMD to bring the fence into conformity with their fencing.

In 2009, both sides of the Star Canyon fencing were painted by TMMD in order to benefit from cost-savings, and paid for by TMMD. There is some discrepancy on whether the cost was to be shared, but there is agreement that Star Canyon HOAs were not billed for any cost of painting.

Prior to the 2010 HOA/TMMD Shared Maintenance Agreement, TMMD was fully responsible for fencing in TrailMark, but under the agreement, the HOA and TMMD share 50% of the costs to repair and paint “public fencing” in TrailMark. The agreement further states “When the Fence borders on private property, the District shall only be responsible for painting the side of the Fence that faces the Common Area or public open space. The owner of the private property shall be responsible for maintaining the side of the fence facing their property”. Discussion ensued on whether the inside of the Star Canyon fence is on private property and, while not owned by individual property owners (the CCR’s for Star Canyon state “no private fences”), the property is not owned by TMMD.

Following a thorough discussion and multiple cost-sharing ideas, the HOA Board stated they would agree to cost-share for one more Star Canyon exterior and interior fence painting in 2013 to allow Star Canyon Condos and Patio Homes to plan expenditures for future painting. The TMMD Board stated they would discuss this issue at their March Board meeting and vote at that time on such ideas as to cost-share one time or possibly make a separate agreement with Star Canyon for ongoing painting.

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All Board members agreed this meeting helped them to understand the issue, possible solutions, and a path to move forward, including an agreement with Star Canyon Patio and Condo HOAs for the future.

TRAILMARK FIRE TASK FORCE (TFTF) - The TFTF updated both Boards on the current outcome for fire and ambulance coverage for TrailMark. The City of Littleton and West Metro Fire District have signed an IGA for West Metro to provide fire coverage to TrailMark for a cost of 12.382 mills on the TrailMark assessed valuation (to be paid by the City of Littleton). 911 calls will still be routed through Littleton Police dispatch, but then routed straight to West Metro Fire. Ambulance service location needs to be confirmed, but all West Metro Firefighters are EMS certified. Frank Melara, HOA President, will work with Chief Lombardi to get newsletter information and perhaps hold a community event with TrailMark residents. Mr. Melara will also contact the ISO agency to inform them of the change to service, which should result in a lowering of the ISO rating for insurance purposes.


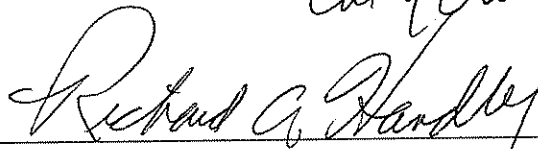
DE-ANNEXATION - Board members from both entities discussed de-annexation questions from the public and the complications involved with any such action. No action from TMMD is planned at this time.

TRAILMARK HOA NEWSLETTER - TMMD sought, and received, confirmation that the placement and format of information items from the District to TrailMark residents were welcome in the TrailMark HOA Newsletter.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,



Secretary for the Meeting

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THESE MINUTES ARE APPROVED AS THE FEBRUARY 19, 2013
MINUTES OF THE JOINT MEETING OF THE TRAILMARK
METROPOLITAN DISTRICT AND TRAILMARK HOMEOWNER'S
ASSOCIATION BY THE TRAILMARK METROPOLITAN DISTRICT
BOARD OF DIRECTORS SIGNING BELOW:

Michael R. Rogers

Cathy H. LaClair

Catherine H. LaClair

Richard A. Handley

Richard A. Handley

C. E. Fankhouser

Curtis Fankhouser

Lori Tolle

Lori Tolle