

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
THE TRAILMARK METROPOLITAN DISTRICT
HELD
September 16, 2014**

A regular meeting of the Board of Directors of the TrailMark Metropolitan District (referred to hereafter as "Board") was held on Tuesday, September 16, 2014 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 regular meeting of the Board of Directors of the TrailMark Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

Lori Tolle
James Russell
Todd Roser
Curt Fankhouser
Catherine H. LaClair

Also present were:
Cathy Noon; Community Resource Services
Members of the Community

CALL TO ORDER

Director Tolle called the meeting to order at 6:32 p.m. Introductions of the Board and community members were made.

ADMINISTRATIVE ITEMS

Agenda: Ms. Noon presented the Board with the proposed Agenda. Upon a motion by Director Roser and a second by Director Russell, the Board voted unanimously to approve the agenda as amended to move VII A up in the meeting after Public Comment.

Minutes: The minutes of the July 15, 2014 Board meeting were presented to the Board. Upon a motion by Director Fankhouser and a second by Director Tolle, the Board voted unanimously to approve said minutes as presented.

Public Comments: Tim Strunk questioned why his public

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comment handout of May 20th was not a part of the meeting minutes as stated in the minutes. Ms Noon will correct this on the TMMD website. Mr. Strunk also presented the Board with written comments stating his "Lessons Learned" regarding the past pool/community center work.

HOA UPDATE

Update RE: Crosswalks in TrailMark. Frank Melera TrailMark HOA:

President Frank Melara provided background and updated the Board on the crosswalk issue in TrailMark. Members of the Trailmark community brought their safety concerns to the HOA in May. The HOA Safety Committee met with the City of Littleton to assess the need for crosswalks. Painting crosswalks in certain locations has generally been received well by residents with the few negative comments centered on the additional signage that must go with the crosswalks. An electronic crosswalk at one location had been discussed, but at this time is not under consideration. Therefore, no monetary contribution by the District is expected.

FINANCIAL ITEMS

Review and Approve Ratification and Payment of Claims: After review, upon a motion by Director Russell and a second by Director Fankhouser, the Board voted unanimously to ratify the August 2014 claims represented by check numbers 3857 – 3864 totaling \$5,665.23 and approve the current claims represented by check numbers 3865 - 3867 totaling \$7,464.09 as presented.

Review Cash Position: Ms. Noon reviewed the cash position with the Board for the period ending August 31, 2014. After review, upon a motion by Director LaClair and a second by Director Roser the Board accepted the cash position as presented.

Financial Statements: Ms. Noon reviewed the financial statements dated August 31, 2014. After review, upon a motion by Director LaClair and a second by Director Roser, the Board accepted the financial statements as presented.

Presentation of the 2015 Draft Budget: Ms. Noon presented the draft budget for the Board's consideration. The Board reviewed revenue and expenditure projections as well as long term cash projection scenarios. Items for further research are updated HOA fence replacement costs (the District shares 50% of the costs);

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HOA landscaping improvement planning and costs (the District has a 10% share); future pond maintenance and improvements; and the details of early payment of the 2015 Bonds. The 2015 Budget will be updated with this information and presented at the Budget Hearing on November 13, 2014.

BOARD MEMBER ITEMS

Communications: Director Roser reported that he now has the ability to upload documents to the TrailMark website and will work with the HOA webmaster as changes to the HOA/TMMD website are implemented. The District Board would like to update content on their pages once the new design is complete. Director Roser is working with the HOA newsletter editor, Lauren Filter, for the Board to receive notice of the article submission deadline. Director Roser will draft articles, have the Board review them and then submit for publication.

The Board discussed having a Facebook "Profile" for the District's use in posting District updates. It was decided that a "profile" wasn't needed as Directors can post updates individually.

The South Suburban Park and Recreation District (SSPRD) meeting with the TMMD and HOA will be held on September 18th and will be attended by Directors Fankhouser and Tolle.

MAINTENANCE AND OPERATIONAL ITEMS

Pond Update: Members of the Board provided an update about Fairview #2. Fairview #2 is maintained as wetlands pond due to its design and depth. Following onsite inspections and consultations with Ms. Schneck of Aquatics Associates, it was concluded that the cause of the odor problem was likely due to heavy rains and run off with the outlet having built up sediment. Since confirming it is the District's maintenance responsibility for the area, members of the Board will clear the sediment and vegetation from the outlet area. Ms. Schneck indicated that plates under the aeration bubblers and possibly an expanded system might improve water quality. The Board would like Ms. Schneck to attend the January meeting to review operations of the ponds and discuss long term needs.

LEGAL ITEMS

Through Ms. Noon, the District's attorney, George Rowley recommended that the Board adopt a Records Retention Policy. Ms. Noon was directed to have Mr. Rowley prepare the policy for consideration at a future meeting.

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MANAGEMENT ITEMS

Signage for Fairview Reservoir #1: Ms. Noon reviewed correspondence from SSPRD regarding the number of and suggested wording for new signs around Fairview #1. This item will be discussed at the SSPRD meeting on September 18th.

OTHER BUSINESS

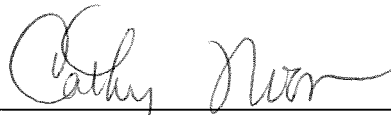
Update RE: Emergency Response in TrailMark: Director Tolle reported there were four emergency calls in August with the response time being less than 10 minutes. Response times from West Metro Fire continue to be an improvement over the times TrailMark was experiencing with Littleton Fire.

Public Comment: Sherman Steed reported on the Littleton City Council meeting where a new training facility for Littleton Fire is under consideration. "Quick Cars" are also being deployed as a pilot program – smaller units with fire and medical apparatus and two staff – to enable better use of the fire department's resources.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Russell, seconded by Director Fankhouser, and passed unanimously, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL July 15, 2014
MINUTES OF THE TRAILMARK METROPOLITAN DISTRICT BY
THE BOARD OF DIRECTORS SIGNING BELOW:

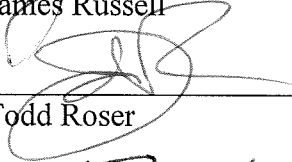
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Lori Tolle



James Russell



Todd Roser



Curtis Fankhouser



Catherine H. LaClair

Lessons Learned on Trailmark Pool Issues

- 1) School Site can only be deeded/leased to another government entity (i.e. The Metro District not the HOA)
- 2) Commercial site (Shea wanted \$2.2M in 2008), Daycare Center has had financial troubles.
- 3) Tax revenue collected to build and/or operate a Pool/Rec. Center is tax deductible by the homeowners, HOA Fees are not.
- 4) If TMMD built a pool/Rec. Center it does not have to be the entity that runs said facilities. (HOA or private entity can run said facilities).
- 5) If TMMD builds facilities they are by law Public Facilities. Special fees can be charged to non-Trailmark residents, but must be "reasonable" (generally considered as no more than one year's taxes on an average home).
- 6) TMMD Board has the authority and legal right to fund these kinds of studies and development projects.
- 7) SSPRD Board has previously states (by meeting vote) that a facility built by TMMD does not pose a "Duplication of Services" with SSPRD.
- 8) Be ready to endure a lot on behalf of the community. The "Vocal" opposition is willing to do just about anything to stop any development in Trailmark. For me this included; Outright lies to the public, Vandalism to my home and vehicle, Personnel attacks on my character, Attacks on the boards motives and character, and an unwillingness to accept any decision that they don't agree with, no matter how hard you try to accommodate them.