

TrailMark Homeowners Association

ANNUAL MEETING

AGENDA

November 12, 2024 - 6:00 pm

Falcon Bluffs Middle School – 8449 S. Garrison St Littleton, CO 80128

I. ROLL CALL

Board Members: Board Members – Ken Colaizzi (President), Arwen Vaughan (Vice President), Tonya Sloan (Secretary), Phil Kinney (Treasurer), Dave Soule (Member at Large)

Westwind Management Group, LLC Representatives – Roxanne Chaparro, CMCA®, AMS® Association Business Manager

II. PROOF OF NOTICE OR WAIVER OF NOTICE

III. 2023 ANNUAL MEETING MINUTES - November 14, 2023

IV. ELECTION OF DIRECTORS

V. 2025 BUDGET RATIFICATION

- a. Board Discussion and vote on \$165 per quarter HOA dues beginning January 1, 2025 (Board and Roxanne)

VI. COMMITTEE REPORTS

- a. Common Area Committee – Phil
- b. DRC - Tonya
- c. Communication Committee - Arwen
- d. Social Committee - Ken

VII. NEW BUSINESS

- a. Special Guest Sunny Puckett Flag Proposal with HOA Landscaper (Ken)
- b. New HOA Collection Policy (Ken and Roxanne)
- c. Reminder of New Paint Colors Go Into Effect January 1, 2025 (Ken and Arwen)
- d. Reminder of Electronic DRC Home Improvement Request Form (Ken and Arwen)
- e. DRC Needs Photos and Explanation on “Like for Like” in DRC Home Improvements Request Form (Ken and JT)
- f. HOA has no Purview on Neighbor Disputes (Ken and Roxanne)
- g. CTA Requirements for all HOA Board of Directors starting in 2025 (Ken and Roxanne)

h. Ratify Email Votes (Ken)

1. LCS Work Order #6218 (Mulch)
2. LCS Work Order #6131 (Holiday Lights)
3. 2025 TrailMark Garage Sale Sponsor Lori Ross

VIII. HOMEOWNER OPEN FORUM

IX. ADJOURNMENT – Next Meeting January 14, 2025 6:00 p.m. Falcon Bluffs Middle School