TrailMark Homeowners Association

BOARD of DIRECTORS' MEETING

AGENDA

November 10, 2026 – 6:00 p.m.

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

I. CALL TO ORDER

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 Community Business Manager

II. APPROVAL OF MINUTES – September 08, 2026

III. MANAGEMENT REPORT

a. Management Report & Action Items List

b. Additional Reports (Work Orders, DRC, and Compliance Log)

IV. FINANCIAL REPORT

a. September and October 2026 Un- Audited Financials

V. COMMITTEE REPORTS

a. Design Review Committee (DRC Member)

b. Common Area Committee (Dave)

c. Communication Committee (Arwen)

d. Social Committee (Ken)

VI. NEW BUSINESS

a. Volunteers Mary Baker and Tammy Scott assist Westwind in Counting HOA Ballots (Ken)

b. Ratify All Board Approved LCS Work Orders (Ken)
   - Ratify Board Approved LCS Work Order #9153 Entrance Holiday Lighting
   - Ratify Board Approved LCS Snow Clearing Agreement 2026-2029
   - Ratify Board Approved LCS Work Order #9103 Second Pre-Emergent Herbicide Application Landscape Bed

c. Holiday Lights and Holiday Display Information and Dates (Ken)

d. Celebration & Recognition of Thanks for Serving TrailMark to Phil Kinney and Tonya Sloan (Board)

e. Reminder of Shea Homes Hearing with Littleton City Council December 1st @ 6:30 p.m. (Ken)

f. Certify Count of 2026 Proxies Received and Starbucks Gift Card Drawing (Ken and Roxanne)
g. Vote on 2027 HOA Budget (Ken and Roxanne)
h. HOA Dues Increase to $170 Per Quarter Beginning January 2027 (Ken)
i. HOA Board of Directors Election Qualifications, Nominations and Guidelines (Ken)
j. HOA Board of Directors Election Results (Roxanne, Mary Baker, Tammy Scott)
k. Introduction of Newly Elected HOA Board Members (Ken)
l. Board Member Discussion of HOA Board Positions 2026-2027 (Board)

VII. HOMEOWNER OPEN FORUM

VIII. ADJOURNMENT – Next Meeting January 12, 2027, 6:00 P.M. (FALCON BLUFFS MIDDLE SCHOOL)

IX. EXECUTIVE SESSION