

TrailMark Homeowners Association, Inc.
2009 Annual Meeting
2009 Budget Ratification Meeting
November 12, 2009
MINUTES

Jamie Rudisaile with Alpine Waste Solutions was present at the beginning of the meeting to answer any questions from the homeowners regarding the waste removal for the community.

CALL TO ORDER

The Vice-President Karen Millspaugh called the meeting to order at 6:18 PM. Board members Michael Glade, Sharon Gambrell Elms, Michael McMahon and Karen Millspaugh were present. Also present was Karl Block representing Hammersmith Management.

ESTABLISHMENT OF A QUORUM

There were a total of 84 homes represented either by proxy or in person. This established quorum, which is 10% of total units within the Association.

PROOF OF NOTICE

The Proof of Notice that all owners were informed of the meeting per the governing documents of the Association was presented. There were no challenges to that notice.

ELECTION OF THREE BOARD MEMBERS

It was reported that there were two open positions on the Board. The floor was opened to nominations. Doug Filter and Wayne Lupton volunteered to run for the open Board seats. The floor was closed to nominations. As there were no other nominations from the floor, the two nominations were elected by acclamation.

BUDGET RATIFICATION

Pursuant to the bylaws of the association, the 2010 budget, which was adapted by the board, was duly ratified as there were not enough homeowners present to veto the Board adopted budget therefore the budget was ratified as presented calling for no increase in assessments for 2010.

APPROVAL OF THE NOVEMBER 13, 2008 ANNUAL MEETING

A motion was made and duly seconded to approve the minutes of the November 13, 2008 Annual Meeting. The motion carried unanimously.

HOMEOWNER FORUM

There was a homeowner forum at the meeting. The board answered various questions from homeowners with regards to the trash service, newsletter, landscaping and covenant patrol.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:45 PM.