

**Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
April 21, 2014**

Fire Station One
11445 Teachout Road Black Forest, CO 80908
(Teachout at Burgess, just east of Black Forest Road)

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order: President Stone called the meeting to order at 6:31 p.m.

Members of the Board Present:

Roger Stone – President
Monika Eckmann – Secretary
Ray Sherrier – Treasurer
Kristie Hawkins

Members of the Board Absent:

Bill Tyndall – Vice President
Tina Routhier – Compliance Officer
Janet Lohmeyer

We would like to thank the following homeowners for attending the Board Meeting tonight:

Melanie Kolodziejczyk, Ann Spiegel, Carmen Sathre, Scott Langdon, Kathy Fagerholm, Linda Sherrier, Jim Barber, Dennis and Pat Johnson, Dave and Glenda Sena, Barbara Corsentino and Andy Oppenheim

President's Opening Remarks:

When a motion is made we will go in to a period of discussion and it is open to all Members present. Items for discussion are topics on the Agenda and Members will be recognized by the Chair by show of hands.

Approval of Agenda:

Mrs. Hawkins moved to accept the Agenda as written and it was unanimously passed.

Approval of Minutes:

Mr. Sherrier moved to accept the Minutes as presented; unanimously passed.

Treasurer's Report and Budget:

A check for \$918 for the attorney cleared. The CBI insurance check for \$281, from a homeowner, cleared which covers the sign. Homeowners were concerned that an individual from PCA paid for coverage of the sign and not the HOA and suggested to the Board the individual somehow be reimbursed by consensus of the homeowners. The homeowner felt it necessary to purchase the insurance since there was opposition to the Board spending any funds. The alternative would be to tear down the sign.

Mr. Sherrier moved to accept the Treasurer's Report as presented; unanimously passed. Mr. Sherrier will provide the Treasurer's Report at a Member's request.

Mr. Sherrier presented the proposed August 2014-2015 Budget and recommended attaching it to the Board Meeting Minutes for Members to view (*please see attached*).

Old Business

Policy Committee:

Exhibit G – Requesting Association Records: Mrs. Hawkins moved to accept Exhibit G – Requesting Association Records as proposed and post on the website as a draft for a minimum of 30 (thirty) days to solicit comments from the homeowners; seconded by Mr. Sherrier, unanimously passed.

Exhibit D – Procedure for Disputes: Tabled

Exhibit B - Meetings: Mr. Sherrier moved to accept Exhibit B - Meetings as amended and post on the website as a draft for a minimum of 30 (thirty) days to solicit comments from the homeowners; unanimously passed.

Exhibit A – Assessment Collection: Mr. Sherrier moved to accept Exhibit A – Assessment Collection as amended and post on the website as a draft for a minimum of 30 (thirty) days to solicit comments from the homeowners; seconded by Mrs. Hawkins, unanimously passed.

These Policies will appear on the website www.pineconeacres.wordpress.com as drafts and not final Policies for a minimum of 30 (thirty) days as the Board requests comments from Members of PCAHA before sending them to our attorney for legal endorsement.

Our properties were recommended to be referred to as “Lot” upon completion of writing our Policies. A suggestion was made to ask the Owners what they would like their properties to be referred to in our Policies.

Website Committee (Mrs. Eckmann):

Mrs. Eckmann and her daughter Terrisa Metzler are working on a Members Only site for the PCAHA website. The webmaster (Mrs. Eckmann) will receive all feedback from homeowners. We still need to collect contact information to post on the website from Board Members. Mrs. Eckmann is asking the homeowners to please forward pictures and information of the neighborhood to her email address (listed on the Agenda) for posting consideration onto the website.

New Business

Covenants:

Suggestions have been made to make our Covenants milder and add more detail or to poll the homeowners to see if we should change our Covenants or leave them as they are.

Political signs: Mr. Stone suggested adding Political Signs to the ballot at our Annual Meeting.

Animals (*please see attachment*): Mr. Stone suggested adding Animals to the ballot at our Annual Meeting.

4-H: Tabled

Nominating Committee (Mrs. Hawkins):

Mrs. Hawkins is setting up Policies for our Board of Directors nominations as a prelude to elections in August. The purpose is to encourage Homeowners to consider serving as Directors of our Homeowner’s Association. The tentative timeline will be as follows:

May: Call for volunteers to fill Board of Director positions that will become vacant this August. Volunteers must, according to our Governing Documents, be Homeowners in Good Standing (all annual dues must be paid in full), and must, if elected, uphold our Covenants as they currently exist.

June: Candidates must answer the following questions in writing:

1. Please tell us a little about yourself.
2. Why do you wish to serve on the Pine Cone Acres Board of Directors?
3. What do you hope to accomplish during your tenure on the Board?

Candidates will be placed on the slate of Candidates for consideration by the Homeowners for vacant positions on the Board of Directors after the Board receives, in writing, the answers to the three questions above. Candidates will also be asked to verify that they are indeed Homeowners in Good Standing and that they pledge to uphold our Covenants and Bylaws as they currently exist.

July: Candidates Forum to be held after the 4th of July. All Homeowners will be invited to hear the Candidates answer the three questions above in person and will be invited to pose questions to the Candidates as well. More information to follow.

It is our hope that all Homeowners will participate in this process. Candidates wishing to serve are asked to display personal *integrity* and refrain from negative “politicking” behaviors. Homeowners are asked to seriously consider each Candidate’s words and as well as actions prior to voting.

After elections, the Board will review the Nominating/Voting process and implement changes as they deem necessary.

Road Trimming:

There have been concerns of branches encroaching our roadways and causing a possible hazard. Mr. Stone will look into ways to get the branches cleared by calling the County for their help or suggestions. Mr. Stone will also look into asking the County to remove the wood pile dumped in our development on Pine Cone Road.

Easements:

A few easements in our development are not fenced, nor clearly marked or cleared of debris for the use of PCAHA Member’s and their guest’s pleasure as stated in our Covenants. The easements shall not be fenced and are to be kept open and readily accessible. No motor vehicles shall be operated on any easement. Please make sure your property is marked and cleared of debris for the enjoyment of all PCA Homeowners.

Other



Betty Griffin (*April 18, 1929 – April 18, 2014*)

Betty Griffin, a long-time Pine Cone Acres resident since 1969, passed away on her birthday April 18, 2014. She was 85. May she rest in peace and never be forgotten.

Meeting Schedule:

Monday, 19 May 2014

Monday, 23 June 2014

Monday, 21 July 2014

All meetings are held at the Black Forest Fire Station, 11445 Teachout Road, and begin promptly at 6:30 P.M.
All homeowners are welcome and encouraged to attend.

Meeting adjourned at 8:42 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Roger Stone
PCAHA President

PCAHA BUDGET PROPOSAL FISCAL YEAR

AUGUST 2014-2015

BALLOT ELECTIONS	\$ 100.00
STAMPS	\$ 95.00
OFFICE SUPPLIES	\$ 60.00
LIABILITY INSURANCE	\$ 975.00
PROPERTY INSURANCE	\$ 290.00
LEGAL FEES	\$ 500.00
ANNUAL STATE REGISTRATION	\$ 10.00
<u>ANNUAL MEETING (food)</u>	<u>\$ 50.00</u>
<u>TOTAL EXPENDITURES</u>	<u>\$2080.00</u>

INCOME FROM DUES:

40 LOTS AT \$25.00 = \$1000.00

40 LOTS AT \$50.00 = \$2000.00

TOTAL BALANCE ESTIMATE AT July 31, 2014 = \$2900.00

Animals

Currently, our covenants allow one horse per 1-1/4 acre plus common household pets.

The Board of Directors is polling the Homeowners regarding our current covenants with regard to animals.

If you would, please send an email to Kristie Hawkins at khawk607@gmail.com and choose the ONE statement that most closely approximates your feelings at this time.

- A. I would like to keep our Covenants as they are regarding animals.
- B. I would like to see our Covenants allow the following animals with these restrictions - (please list animals and restrictions)

Mrs. Hawkins will compile this information and present it to the Board at our May 19th meeting. Please send her your input as soon as you can so your input can be included. Thank you.