

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
July 21, 2014
Fire Station One
11445 Teachout Road Black Forest, CO 80908
(Teachout at Burgess, just east of Black Forest Road)

**PLEASE RESERVE AUGUST 24, 2014 FOR OUR ANNUAL MEETING
AND DESSERT SOCIAL AT FIRE STATION ONE FROM 2 – 5 PM**

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order: President Stone called the meeting to order at 6:32 p.m.

Members of the Board Present:

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

Members of the Board Absent:

Bill Tyndall – Vice President

Others present: John Lohmeyer, Dave and Tina Routhier, Maggie Mae Sharp, Jim Rosel and Melanie Kolodziejczyk

Approval of July 21, 2014 Agenda (5:35): A greenhouse to be built near 4000 Shoup and Lindsey approved by the County Commissioners and the Annual Meeting were added to the Agenda for discussion. Mrs. Lohmeyer moved to approve the July 21, 2014 Agenda; seconded by Mr. Sherrier; unanimously passed.

Approval of June 23, 2014 Board Meeting Minutes (9:33): A correction to the Treasurer’s Report “*to the attorney*” was added to the July 23, 2014 Board Meeting Minutes. Mrs. Lohmeyer moved the June 23, 2014 Board Meeting Minutes be adopted as amended; seconded by Mr. Sherrier; unanimously passed.

Treasurer’s Report (11:45): The July 2014 bank statement will reflect the fourteen homeowner’s dues deposited into the checking account. Mrs. Hawkins moved to accept the Treasurer’s Report as presented; unanimously passed. Mr. Sherrier will provide the Treasurer’s Report at a Member’s request.

New Business

Welcome Packet (14:00): Add welcome letter mentioning the website with all of its information plus, mulch site and that four-wheeler’s are not allowed on public roads. Direct new owner’s to the website to read all PCA information or charge copying fee for hard copies.

Dues Discussion (21:25): Special Assessments, budget share or raising the dues are financial alternatives to be discussed. These are the various options of discussion to be added to our Annual Meeting Agenda for Member discussion or by email correspondence. An email will be sent to the Members for suggestions.

Property Lines, ACC & Covenants (34:40): There was an official complaint by a homeowner in PCA regarding a property line dispute with a neighbor which is causing hostility between both sides. The Board was asked to mediate both parties involved to help them come to a mutual agreement. The board will send two board members as an effort to help resolve the issue.

HOA State Law Regulations for Smaller HOA’s Discussion (1:06:28): According to new laws, we are an

HOA of one size fits all. Since laws are changing all the time, Ms. Sharp suggested homeowner's contact other HOA's our size to contact our representatives and ask for some kind of exemption for fewer than seventy-five homes in conjunction with the HOA's income.

Greenhouse Proposal in Black Forest (1:09:13): A greenhouse to be used for commercial use was approved by the County Commissioners located near 4000 Shoup and Lindsey which includes 41 acres, has been tax exempt and is a concern since it may cause a domino effect in future zoning changes by the County. On behalf of the board, a letter will be written to Commissioner Darryl Glenn and County Commissioners opposing the approval of the greenhouse with a copy to the Black Forest Preservation Society. Homeowners also opposing the greenhouse are encouraged to get involved by writing individual letters to Commissioner Darryl Glenn and County Commissioners.

Unfinished Business

Nominating Committee (1:23:10): Mrs. Hawkins reported that the Candidates Forum was held July 10, 2014 and a good time and discussion was had by all attendees.

Annual Meeting (1:29:00): Our Annual Meeting is scheduled for August 24, 2014 from 2 – 5 p.m. at Black Forest Fire Station One. Lt. MacDonald of the Black Forest Fire Department will be speaking at our Annual Meeting sometime between 3:30 – 5:00 p.m. Basic Firewise and Firewise Community are the topics. Non-board member volunteers for counting the ballots are Jim Rosel and Dave Routhier.

Easements (1:37:00): Easements are legally enforceable by PCAHA. There is a 10-foot easement to be provided by each property owner and 20-foot easement on any non-adjoining lot as written in our Covenants and as indicated on the filed plat map.

Meeting Schedule:

Sunday, August 24, 2014 Annual Meeting
Monday, September 22, 2014
Monday, October 20, 2014
Monday, November 24, 2014
Monday, December 29, 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 8:20 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Roger Stone
PCAHA Board President