

**Board Meeting Minutes**  
**Pine Cone Acres Homeowners Association, Inc.**  
**March 17, 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 6:32 p.m.

**Members of the Board Present:**

Roger Stone – President  
Monika Eckmann –Secretary  
Ray Sherrier – Treasurer  
Tina Routhier – Compliance Officer  
Janet Lohmeyer  
Kristie Hawkins

**Members of the Board Absent:**

Bill Tyndall – Vice President

Others Present: Kathy Fagerholm, Scott Langdon, Maggie Mae Sharp, Jim Rosel, Barbara Corsentino and Ann Spiegel.

**President’s Opening Remarks:** We had a meeting a month ago to discuss the future of the HOA and since there isn’t any change, we will proceed with our business as usual of doing the Assessments and Policies.

Mrs. Hawkins received a call from a representative of Fire Station One after our last Special Board Meeting (February 17, 2014) requesting that we leave the meeting room in the same condition we find it. Mr. Sherrier added that Ann’s group took over after our meeting; having reserved it an additional hour until 9:00 pm. Mrs. Hawkins stated that the group was unaware of the representative’s request.

**Approval of Agenda:** Spirit Tree, was added to the Agenda. No motion was made.

**Approval of January 17, 2014 Board Meeting Minutes:** Mr. Sherrier moved to accept the January 17, 2014 Board Meeting Minutes as presented. Seconded by Mrs. Lohmeyer; the motion was passed.

**Approval of February 17, 2014 Special Board Meeting Minutes:** Mrs. Hawkins moved to accept the February 17, 2014 Special Board Meeting Minutes as presented. Seconded by Mr. Sherrier; the motion was unanimously passed.

**Treasurer’s Report:** Mr. Sherrier will provide the Treasurer’s Report upon a Member’s request. Today a check was deposited in the amount of \$140, a check from Bill Tyndall, 1/7<sup>th</sup> of the \$975 insurance. Bill wants to pay his own way for the liability insurance.

**Retainer Fee for Attorney:** Mr. Sherrier has a bill from Anderson, Dude & Lebel for \$918 in current attorney's fees, plus \$238 from January bringing the total to \$1156. The Board was asked to authorize up to a \$510.00 retainer, if required, at the December 9, 2013 Board Meeting; which leaves a balance of \$646 to be authorized by the Board for attorney fees. The \$510 was not used and is still in the Treasury since the billing policy of Anderson, Dude & Lebel is for an as-needed basis only. Mrs. Routhier moved we pay the \$646 above the approved \$510 allotted to pay the attorney and then discuss future use of the attorney; seconded by Mrs. Lohmeyer. The motion was unanimously passed.

## Old Business

**Rules and Policies:** Mrs. Routhier recommended since *Exhibit G - Records* was supposed to be implemented last year, she'd like to send it around after the meeting to be approved.

*Exhibit A - Debt Collection* should have been implemented earlier as well. These two are Bills and Statutes that are overdue. We are a small HOA which may keep our Policies simple and less complicated and not pay an attorney for review. Mr. Stone commented we got the boiler plates with the stipulation they go back to the lawyer for review. Mrs. Hawkins would like to make sure there is not an ethical issue regarding the boiler plates by not reviewing them with an attorney afterwards. Mr. Stone will review the emails from Mr. Lebel for clarification.

Approved Policies:

*Exhibit A – Assessments.* Mr. Sherrier moved to change the \$5.00 monthly charge for delinquent accounts to \$5.00 yearly, seconded by Mrs. Lohmeyer. Mrs. Lohmeyer moved to adopt Exhibit A – Assessments as amended, seconded by Mrs. Hawkins; the motion was unanimously passed.

*Exhibit H – Rulemaking Procedures.* Mrs. Routhier moved to adopt Exhibit H – Rulemaking Procedures as written, seconded by Mr. Sherrier; the motion was unanimously passed.

*Exhibit F – Investing Association Reserves.* Mrs. Lohmeyer moved to adopt Exhibit F – Investing Association Reserves as written, seconded by Mrs. Eckmann; the motion was unanimously passed.

*Exhibit B – Meetings.* Previously approved.

Mrs. Routhier will send a revised copy of *Exhibit G - Records* to Board Members on Tuesday for review to be submitted for approval at the next Board Meeting.

Mrs. Hawkins suggested we consider adding to future Agenda's that the Board Meetings are being recorded for clarity of the Minutes.

**Nominating Committee:** Mr. Stone asked Mrs. Hawkins if she would take charge of the Nominating Committee? Mrs. Hawkins stated, "Yes, if I have the support of the Board and I would like to see that go on record by a vote, then I will go forward and I will do the work."

All in favor of Mrs. Hawkins running the Nomination Committee with the full support of the Board and according to the Election and Nominating Policies we are preparing at this time; all in favor raise your hand. Mrs. Hawkins has recused herself from voting; unanimous show of hands from the rest of the Board.

**Insurance for Entry Sign:** Mr. Stone stated the Board previously approved purchasing insurance for \$281 due to comments received by the Board. After long discussion, a homeowner in PCAHA presented a personal check in the amount of \$281. The \$281 check was presented to our Treasurer for deposit as payment for the first year of insurance for the entry sign.

**Sunshine Law:** Mr. Stone stated, we do not fall under the Sunshine Law because we are not tax supported. We fall under CCIOA law not under the Sunshine Law. Mr. Sherrier confirmed that the Sunshine Law is for tax collecting agency Boards.

**Website Committee:** Mrs. Eckmann and her daughter Terrisa Metzler have the Pine Cone Acres website up and ready for everyone to view. Available Policies and Approved Minutes will be put on the website as soon as they become available. The Policies will be posted in draft on the website until reviewed by our Members and accepted by the attorney.

*Exhibits A, B, F, and H* will be posted onto our new website [www.pineconeacres.wordpress.com](http://www.pineconeacres.wordpress.com)

## **New Business**

**Board Secretary Change:** Mrs. Hawkins: “I have tendered my resignation as Secretary for the Pine Cone Acres Homeowners Association for personal reasons. And, basically there were too many suggestions coming from Members of the Board that included rewriting portions of text that I had written and removing some facts that I deemed necessary for inclusion in the Minutes for the purpose of clarity and transparency and it made it difficult for us to get Minutes approved at Board Meetings and in addition, I just could not make the changes suggested and sign my name in good faith with clear conscience and therefore I have submitted my resignation as Board Secretary.”

Mr. Stone said that maybe policy should be if someone does not like a secretary’s style they should make their suggestion and state their reasons for the change. There are two recorders we can always go back to and check if somebody said something or made a mistake.

Mrs. Eckmann has been Acting Secretary for the last month or so, and preparing our Minutes. The Chair requests Mrs. Eckmann be nominated as permanent Secretary. Mrs. Hawkins moved to accept Mrs. Eckmann as the new Board Secretary, seconded by Mr. Sherrier; the motion was unanimously passed.

**PCAHA Bank Account Signature Change:** Since the bank requires a Board Officer to be on the Ent FCU Account Signature, due to change in Secretary, Mrs. Eckmann should be added to the account. Mr. Sherrier moved to remove Mrs. Hawkins from the PCAHA Ent FCU bank accounts since Mrs. Hawkins is no longer Secretary and add Mrs. Eckmann to the accounts since she was voted in as Secretary; seconded by Mrs. Routhier; the motion was unanimously passed.

**Receptive to Communication by Supplying Board Contact Information:** Mr. Stone stated Mrs. Eckmann suggested we supply Board Member contact information at the bottom of our Board Meetings page. Mrs. Eckmann asked to put Mr. Stone’s contact information on the main page of the website and everyone else’s on the Members Only site with a Members login.

**Three-page Handout and Board Reply:** Mr. Stone said it has been rumored that some of the information was gathered from the website at DORA regarding complaints. That is why some of it seemed to be totally inappropriate for Pine Cone Acres. Some of the insinuations on there were very personal vendettas against the Board and it was very poorly put together and in very bad taste. Ann Spiegel said the person who prepared the handout, wanted it to be disseminated within the (*Special Meeting – February 17, 2014*) Minutes as that person’s opinion. Mr. Sherrier stated, “Nobody said anything at the meeting about including it in the Minutes!” Mrs. Hawkins suggested to have the person who drafted the handout come to a Board Meeting to address the issue, speak for themselves and we would like to have the discussion with whoever is involved.

## **Other**

**Spirit Tree:** Kathy Fagerholm addressed everyone with information on Spirit Tree’s, which are trees with a lot of Indian history.

Mrs. Eckmann suggested we put Mrs. Fagerholm’s information of Spirit Tree’s, including pictures, on the Pine Cone Acres website. Mrs. Hawkins suggested we consider using this topic for our Annual Meeting.

**Road Erosion Problems:** Mrs. Hawkins said the way snow is cleared from driveways and the way driveways drain into the street both impact our roadway. Snow should be pushed to the side of the road and not pushed into the street. Driveways should not drain into the street. If snow removal and drainage are not done properly, the result is a messy and hazardous roadway.

**Ann Spiegel:** Ann Spiegel said of her four active Black Forest buyers, all four adamantly, who volunteered to her that they do not want to be in an HOA -actually they don't want Covenants, a lot of us wouldn't mind mild Covenants. Mr. Stone replied, "...there are people who bought their property because it had Covenants." Mrs. Hawkins said, "...it is very important that we make it clear to people who are considering buying here that we do indeed have Covenants. Ann Spiegel replied, "At this time." Mrs. Hawkins stated, "Unless you go through the process to amend them." Ann Spiegel suggesting more than once; "or eliminate."

**Fire Mitigation:** Mrs. Routhier reported Black Forest Together is doing a Forty-Acres Mitigation Program. If we could get eight lots of five acres together in our immediate area, they will give us a discount on fire mitigation. This is strictly for people who are not affected by the fire. There is a reduced cost for this service. If interested, contact Black Forest Together.

**Meeting Schedule:**

Monday, 21 April 2014  
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 8:31 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Roger Stone  
PCAHA Board President