

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
September 22, 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 (:50): President Sharp called the meeting to order at 6:33 p.m.

Members of the Board Present:

Maggie Mae Sharp – <i>President</i>	Dennis Johnson – <i>Vice President</i>
Monika Eckmann – <i>Secretary</i>	Ray Sherrier - <i>Treasurer</i>
Bill Tyndall – <i>Board Member</i>	Kristie Hawkins – <i>Board Member</i>

Homeowners present: Dave and Cheryl Matthews, Scott Langdon, Janet Lohmeyer, Roger Stone and Melanie Kolodziejczyk

Approval of September 22, 2014 Agenda (2:25): Mrs. Hawkins moved to accept the September 22, 2014 Agenda as presented, seconded by Mr. Tyndall; unanimously passed.

Approval of August 24, 2014 Board Meeting Minutes (3:05): Mrs. Eckmann asked to add the following after the first paragraph under Elections: “*There were 28 signed and sealed ballots returned of the 45 mailed to Homeowners via USPS; 4 ballots were withheld from being counted as the Homeowners these votes came from were not current on their HOA dues; and 1 empty envelope which left 23 ballots to be actually counted.*” Mrs. Eckmann moved to accept the August 24, 2014 Annual Board Meeting Minutes as amended, seconded by Mrs. Hawkins; five approved, Mr. Sherrier abstained since he was absent.

Treasurer’s Report (5:15): Mr. Sherrier reported a deposit for \$50 which came from Homeowners for annual dues and a payment to Anderson, Dude and Lebel for \$765 for reviewing our Policies. Since it was the understanding of the Board that the Policies were to be reviewed for \$300, the Board will look into the discrepancy. Mr. Tyndall moved to accept the Treasurer’s Report as presented, seconded by Mr. Johnson; unanimously passed. Mr. Sherrier will provide the Treasurer’s Report at a Member’s request.

NEW BUSINESS

Delinquent Accounts (Mr. Sherrier) (16:45): Mr. Sherrier noted thirteen Homeowners were delinquent on their annual dues. A past due notice will be sent to those who are delinquent.

OLD BUSINESS

Welcome Packet (17:57): Mrs. Eckmann added Board Member contact information to the Welcome Letter. The Welcome Packet will include and/or reference the following:

- Welcome Letter
- Helpful Information
- Personal Information Release Form
- Plat Map of Pine Cone Acres
- Annual Homeowners Meeting is every August
- Forestry/Fire Mitigation Information
- The Governing Documents and Policies can be found under the heading “About Us” at pineconeacres.wordpress.com

Dues Discussion (21:14): The Board will announce a Special Meeting early next year regarding a vote to raise dues to \$40-\$50. A questionnaire will be sent to the Members for ideas on dues possibilities for a Membership vote.

HOA State Law Regulations for Smaller HOA’s – Form a Committee (32:34): Ms. Sharp suggested we contact local HOA’s of our same small size, along with sending petitions to our local representatives to make exemptions for smaller HOA’s to not have to comply with what the new State Law Regulations meant to be for larger HOA’s.

Minibelly Greenhouse (41:20): Ms. Sharp sent a letter to the Commissioners asking why there wasn’t an impact study made before the Mini Greenhouse was approved. The reply was – El Paso County didn’t ask for an impact study, because they didn’t have to. Neither El Paso County nor the State of Colorado cares how much water gets used from our aquifers.

Policies (45:20):

Policymaking Procedure Policy – Mr. Sherrier moved to adopt Policymaking Procedure Policy as amended, seconded by Mrs. Eckmann; unanimously passed.

Investing Association Reserves Policy – Mrs. Hawkins moved to adopt Investing Association Reserves Policy as amended, seconded by Mr. Sherrier; unanimously passed.

Conflicts of Interest Policy – Mrs. Eckmann moved to adopt Conflicts of Interest Policy as amended, seconded by Mr. Johnson; unanimously passed.

These three Policies will have “*Draft*” removed from the Policies, amended as of September 24, 2014, and added to the website.

Schedule:

- 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 8:10 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President