

**Board Meeting Minutes**  
**Pine Cone Acres Homeowners Association, Inc.**  
**June 15, 2015**  
Fire Station One  
11445 Teachout Road Black Forest, CO 80908  
(Teachout at Burgess, just east of Black Forest Road)

**ONLY THE APPROVED BOARD MEETING MINUTES  
WILL BE SENT TO THE MEMBERS AND THEN POSTED ONTO THE WEBSITE**  
[www.pineconeacres.wordpress.com](http://www.pineconeacres.wordpress.com)

**THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES**

**Call to Order (:34):** President Sharp called the meeting to order at 6:32 p.m.

**Members of the Board Present:**

Maggie Mae Sharp – *President*  
Dennis Johnson, – *Vice President*  
Monika Eckmann – *Secretary*  
Linda Sweeney – *Board Member*

**Members of the Board Absent:**

Ray Sherrier – *Treasurer*  
Bill Tyndall – *Board Member*

Homeowners present: Roger Stone, Jeff Sweeney, Barbara Corsentino, Melanie Kolodziejczyk and Trudy Rodgers

**President’s Opening Remarks (1:55):** Thank you all for attending tonight. We will make every effort to conduct business and conclude the meeting at a decent hour.

**Approval of the June 15, 2015 Agenda (2:07):** Mrs. Sweeney moved to approve the June 15, 2015 Agenda as amended, seconded by Mr. Johnson; unanimously passed.

**Approval of the May 18, 2015 Board Meeting Minutes (4:16):** Mrs. Sweeney moved to approve the May 18, 2015 Board Meeting Minutes as written, seconded by Mr. Johnson; unanimously passed.

**Treasurer’s Report (5:00):** Two checks have cleared; one for \$17.32 and another for \$324. One check was deposited for \$45. Mrs. Sweeney moved to accept the Treasurer’s Report as presented, seconded by Mrs. Eckmann; unanimously passed. Mr. Sherrier will provide the Treasurer’s Report at a Member’s request.

**NEW BUSINESS**

**Protecting HOA Records (14:30):** Ms. Sharp believes it is a good idea for the President, Secretary and Treasurer to fill out and notarize a form to direct their families to return all PCAHA records to a representative of the Board in case something happens to them. This idea will be brought to the attention to absent Board Members to be considered to an existing Policy and/or added to the PCAHA Board Members Job Description.

## OLD BUSINESS

**Candidates for Annual Meeting (8:13):** Mrs. Eckmann reported two Candidates who applied for Board of Directors to serve three-year terms are; Andy Oppenheim and Melanie Kolodziejczyk and two Candidates who applied for the Architectural Control Committee to serve two-year terms are; Kathy Fagerholm and Jeff Sweeney. Ballots will be sent out after July 4<sup>th</sup>. No more Candidates will be accepted since the extended deadline was the second Friday in June.

**“Sign” Petition (28:00):** Tabled

**Discuss Forming a FireWise Committee for Our Neighborhood (35:00):** Mrs. Eckmann encouraged PCAHA form a FireWise Committee to be headed by interested homeowners, not Board Members. To be continued at our next Board Meeting.

**Policies (55:15):** The last Policy, Covenant Enforcement Policy, is tabled for the next meeting.

## OTHER

**Deep Water Rights Certified Mail Costs (25:10):** Mrs. Eckmann made a motion for the record that the recently mailed certified mail costs for the Deep Water Rights notification be approved. Mrs. Sweeney moved that the Board approve the certified mail costs for the recent Deep Water Rights already mailed, seconded by Mr. Johnson; unanimously passed.

**Colorado State Periodic Report - Annual Fee \$10 (12:05):** The Colorado State Periodic Report allows an entity to update the current name and address of its registered agent and its principal office address, which helps ensure current information is available to the public. Submitting the Periodic Report also maintains the “Good Standing” of the entity with the Secretary of State. Since Pine Cone Acres Homeowners Association, Inc. is a corporation, we are required to pay a \$10 annual fee to the state for the Report, and to be paid on-line. Once paid, an expense report will be submitted to the Treasurer. If requesting a paper form to fill out by mail, it would cost PCAHA \$100.

Since PCAHA has less than \$5,000 in annual revenue, we are still required to register with DORA HOA Information and Resource Center, but do not have to pay the registration fee; separate from the Colorado State Periodic Report.

Mrs. Eckmann moved to pay the Colorado Department State Periodic Report annual \$10 fee (on-line) as required, seconded by Mrs. Sweeney; unanimously passed.

### **Next Board Meeting:**

Monday, July 20, 2015

Sunday, August 23, 2015 Annual Meeting

Monday, September 21, 2015

Monday, October 19, 2015

Monday, December 14, 2015

All meetings are held at Black Forest Fire Station One, 11445 Teachout Road, and begin promptly at 6:30 p.m. All Homeowners are welcome and encouraged to attend.

Meeting adjourned at 8:44 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Maggie Mae Sharp  
PCAHA Board President