

**Board Meeting Minutes**  
**Pine Cone Acres Homeowners Association, Inc.**  
**March 16, 2015**  
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 (1:12):** President Sharp called the meeting to order at 6:30 p.m.

**Members of the Board Present:**

Maggie Mae Sharp – *President*  
Monika Eckmann – *Secretary*  
Ray Sherrier – *Treasurer*  
Linda Sweeney – *Board Member*  
Bill Tyndall – *Board Member*

**Members of the Board Absent:**

Dennis Johnson, – *Vice President*

Dennis Johnson was unable to attend and sent his proxy via email to Monika Eckmann to vote on items needing Board approval in his absence.

Homeowners present: Kathy Fagerholm, Jeff Sweeney, Roger Stone, Rob Smither and Melanie Kolodziejczyk

**President’s Opening Remarks (2:15):** We want to thank you all for attending tonight. We will make every effort to conduct business and conclude the meeting at a decent hour. There will be a brief Executive Session at the end of this meeting for Board Members only and we will return to regular session to conclude our Board Meeting.

Mr. Sherrier suggested amending the Agenda by adding “Executive Session” under “Other”.

**Approval of the March 16, 2015 Agenda (3:27):** Mrs. Sweeney moved to approve the March 16, 2015 Agenda as amended, seconded by Mr. Tyndall; unanimously passed.

**Approval of January 19, 2015 Minutes (5:25):** Mr. Sherrier suggested for the purpose of clarity (consistency), that the same mention of the authority granted to the Board of Directors by our Governing Documents (as is stated in the January Minutes under “Before Adjournment” and refers to the Board of Directors filling vacancies on the Board of Directors), should be added to “Nominating Committee Report” (referring to the Board of Directors having the authority to appoint replacement(s) for the Architectural Control Committee). Mr. Sherrier moved to approve the January 19, 2015 Minutes as amended, seconded by Mrs. Sweeney; unanimously passed.

**Approval of February 16, 2015 Minutes (10:45):** Mr. Tyndall moved to approve the February 16, 2015 Minutes as written, seconded by Mr. Sherrier; unanimously passed.

**Treasurer’s Report (11:30):** Ent FCU deposited a \$25 interest dividend to our savings account. Checks totaling \$45 cleared, and a check made out to Mrs. Eckmann in the amount of \$49 for stamps used for mailing of ballots for the election remains outstanding. Mr. Tyndall moved to accept the Treasurer’s

Report as presented, seconded by Mrs. Sweeney; unanimously passed. Mr. Sherrier will provide the Treasurer's Report at a Member's request.

**Kristie Hawkins Resignation (19:03):** Mrs. Hawkins resigned via email February 14, 2015. The Board acknowledged Mrs. Hawkins resignation as a formality for the Minutes.

**Temporary Architectural Control Committee Announcement (14:25):** Mr. Sherrier welcomed the new temporary ACC Members as Melanie Kolodziejczyk, Kathy Fagerholm and Brent Hoffbauer and thanked them for volunteering. These three positions will be on the ballot for August 1, 2015.

**Annual Assessment Increase Ballot Count and Announcement (20:23):** The PCAHA Annual Assessment Increase ballot issue was held by Secret Ballot. There were 38 ballots returned of the 45 mailed to Homeowners via USPS. Four (4) ballots were withheld from being counted: 1 ballot came from a Homeowner Not In-Good-Standing for not being current on their HOA dues; and 3 came in with no signatures and/or Lot numbers which made them unidentifiable and therefore ineligible; which left 34 sealed ballots with signatures and Lot numbers eligible to be counted.

Yes: 22 votes      No: 12 votes

Therefore the ballot issue passed  $22 > 12$  and our new Annual Assessment will be \$45 per year effective August 1, 2015 for the 2015- 2016 fiscal year. The ballots were opened and counted in front of everyone present at the Board Meeting by: Kathy Fagerholm, Rob Smither, Jeff Sweeney and Melanie Kolodziejczyk.

## **OLD BUSINESS**

**Removal of Pine Cone Acres Entry Sign Offer (43:22):** Since a Homeowner had suggested in 2014 that if the entry sign were removed there would be no need for the \$314 per year liability insurance mandated by State law (CCIOA), another Homeowner recently offered to demolish the sign for \$400 vs the \$2,000-\$2,500 quotes gathered from professional demolition companies. The Homeowner making the offer was informed that; 1) it would first have to be put to a vote of all Homeowners and if passed, 2) the entity organizing the demolition would have to provide proof of current insurance and bondage for any workers engaged in demolishing the sign; and 3) all monies would need to be collected in advance from all Homeowners.

Mr. Sherrier asked for permission to pay the insurance for the sign when it arrives. Permission by the Board was granted.

**Update on Anderson, Dude & Lebel bill (44:45):** It was discovered we were overcharged at the attorney's office for the review and changes to our Policies. A letter was sent by the Board asking for reimbursement of the overcharge which was received in the amount of \$315.

**Executive Session (47:25):** Ms. Sharp asked the Homeowners present to please wait outside the conference room so the Board could go into Executive Session, pursuant to C.R.S. §38-33.3-308, (3). The topic was a discussion surrounding the proper and/or legal use of the HOA email list according to CCIOA.

**End of Executive Session (1:03:34)** It was determined in Executive Session, in this instance we'd use the term acknowledge for resignations and at this time Robert's Rules is to be used as a tool and guideline, but is not a requirement. Therefore, we acknowledge we have a resignation. It will soon be a guideline in our Covenants, By-laws or Policies how resignations shall be handled in the future.

**Next Board Meeting:**

Monday, April 20, 2015

Monday, May 18, 2015

Monday, June 15, 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 7:26 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Maggie Mae Sharp  
PCAHA Board President