

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
January 19, 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: President Sharp called the meeting to order at 6:35 p.m.

Members of the Board Present:

Maggie Mae Sharp – *President*
Dennis Johnson – *Vice President*
Monika Eckmann – *Secretary*
Ray Sherrier – *Treasurer*

Members of the Board Absent:

Bill Tyndall – *Board Member*
Kristie Hawkins – *Board Member*

Mrs. Hawkins gave her proxy via email to Mr. Sherrier to vote on items needing Board approval in her absence.

Homeowners present: Jeff & Linda Sweeney and Melanie Kolodziejczyk

Opening Remarks (1:12): Ms. Sharp thanked everyone for attending and stated we will make every effort to conduct business and conclude the meeting at a decent hour.

Approval of January 19, 2015 Agenda (1:35): Ms. Sharp moved to approve the January 19, 2015 Agenda as written, seconded by Mr. Sherrier; unanimously passed.

Approval of December 08, 2014 Board Meeting Minutes (2:22): Mr. Johnson moved to approve the December 08, 2014 Board Meeting Minutes as written, seconded by Mr. Sherrier; unanimously passed.

Approval of December 08, 2014 Treasurer's Report (2:48): Mr. Johnson moved to approve the December 08, 2014 Treasurer's Report as written, seconded by Mr. Sherrier; unanimously passed.

January 19, 2015 Treasurer's Report (3:00): Mr. Sherrier reported a deposit in December totaling \$25. There are six homeowners in arrears of not paying their Annual Assessments. Mr. Sherrier will provide the Treasurer's Report at a Member's request. Mrs. Eckmann moved to accept the January 19, 2015 Treasurer's Report, seconded by Mr. Sherrier; unanimously passed.

NEW BUSINESS

Realtor Question Regarding Goats and Chickens (7:20): Ms. Sharp received a call from someone at Keller Williams Realty regarding Lot 45. They have prospective buyers who want to bring along 5 chickens and 2 goats. Ms. Sharp asked that they send a Letter of Intent which will be presented to the Board at the next Board Meeting for discussion.

OLD BUSINESS

Annual Assessment Increase (15:45): During further discussion of the Annual Assessment Increase, it was decided to ask Homeowners for an increase from \$25 to \$45/year since there is a financial need which will be discussed at the Special Meeting on February 16, 2015. Mr. Sherrier moved to approve the Annual Assessment Increase request to \$45 (instead of \$40 or \$50) and that amount should be placed on the ballot, seconded by Mr. Johnson; unanimously approved.

Discuss Forming a FireWise Committee for our Neighborhood (35:30): Tabled

Update on 80 Acres known as Pine Cone Ridge (36:35): Mrs. Eckmann is in contact with Nina Ruiz with the El Paso County Development Services Department. Ms. Ruiz sent a plat map of Pine Cone Ridge and said Pinecone Ridge LLC still has a ways to go on this project; finalizing and presenting it to the County Commissioners. Residents adjoining 80 acres received a Letter of Intent from Pinecone Ridge LLC and future open meeting dates concerning the Pine Cone Ridge development will be announced. There will be fifteen - five acre lots.

Anderson, Dude & Lebel Bill (48:00): A letter was sent to Anderson, Dude & Lebel in December 2014 requesting a refund of \$315 for their legal review of our Policies. The Board had expected to be invoiced for \$400-\$500, but instead received and paid an invoice for \$765 before the overcharge was discovered. Based upon 9 policies reviewed at \$50/policy totaling \$450, Mr. Sherrier moved to ask Anderson, Dude & Lebel to refund the difference of \$315 for the review of our 9 Policies, seconded by Mr. Johnson; unanimously passed.

Nominating Committee Report (54:30): Mrs. Hawkins, Nominating Committee Chair, notified Mr. Sherrier (via email) that Kathy Fagerholm and Brent Hoffbauer had volunteered to be on the Architectural Control Committee (ACC). Ms. Sharp reminded Mr. Sherrier that Melanie Kolodziejczyk had also volunteered at the December 8, 2014 meeting, so she should be added to the list. Mr. Sherrier moved to temporarily fill the three ACC vacancies until the next Annual Meeting election(s) with volunteers Kathy Fagerholm, Brent Hoffbauer and Melanie Kolodziejczyk, seconded by Mrs. Eckmann; unanimously passed. Mr. Sherrier will notify outgoing ACC members Jim Hawkins and John Lohmeyer, and new temporary members Kathy Fagerholm, Brent Hoffbauer and Melanie Kolodziejczyk by email of the new ACC temporary vacancy fulfillments.

Our Covenants state in 8. b. Architectural Control Committee: “...*In the event of death or resignation of any member of the committee, the PCAHA Board shall designate a successor to complete the remainder of the member’s term.*”

The PCAHA Board of Directors would like to thank Jim Hawkins, John Lohmeyer and Dave Routhier for their many years of dedicated service and diligence on the PCAHA Architectural Control Committee.

Policies (1:08:50):

Election Procedures Policy – Ms. Sharp moved to adopt Election Procedures Policy as amended, seconded by Mr. Sherrier; unanimously passed.

Assessment Procedures Policy – Mrs. Eckmann moved to adopt Assessment Procedures Policy as amended, seconded by Mr. Johnson; unanimously passed.

The Election Procedures Policy and Assessment Procedures Policy will have “*Draft*” removed, amended as of

January 19, 2015, and added to the website.

Before Adjournment (2:01:54): Mrs. Eckmann asked Linda Sweeney if she'd like to serve on the PCAHA Board of Directors as a Board Member at Large. After acceptance by Linda Sweeney to serve on the PCAHA Board of Directors, the Board voted to fill the available seat (3-year term: present – 2017) to Linda Sweeney effective January 19, 2015. Mrs. Eckmann nominated Linda Sweeney to be appointed the seventh available seat on the Board of Directors as Board Member at Large, seconded by Mr. Johnson; unanimously passed.

Our By-laws state in Article IV: Board of Directors: *“Any Board of Directors vacancy shall be filled at the discretion of the Board. Any new Director appointed shall serve for the remainder of the term of the Director creating the vacancy.”*

Next Board Meeting:

Monday, February 16, 2015 (Special Meeting)

Monday, March 16, 2015

Monday, April 20, 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 8:40 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President