

**Board Meeting Minutes**  
**Pine Cone Acres Homeowners Association, Inc.**  
**January 13, 2016**  
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 (1:38):** President Sharp called the meeting to order at 6:35 p.m.

**Members of the Board Present:**

Maggie Mae Sharp – *President*  
Andy Oppenheim, – *Vice President*  
Monika Eckmann – *Secretary*  
Linda Sweeney – *Board Member*

**Members of the Board Absent:**

Melanie Kolodziejczyk - *Treasurer*  
Lee Iverson – *Board Member*

Homeowners present: Jeff Sweeney

**President's Opening Remarks (2:13):** Thank you for attending the Pine Cone Acres Homeowners Association Meeting. We appreciate it very much.

**Approval of the January 13, 2016 Agenda (2:25):** Mrs. Sweeney moved to approve the January 13, 2016 Agenda as amended, seconded by Mr. Oppenheim; unanimously passed.

**Approval of the December 14, 2015 Board Meeting Minutes (3:22):** Mrs. Sweeney moved to approve the December 14, 2015 Board Meeting Minutes as presented, seconded by Mr. Oppenheim; unanimously passed.

**Treasurer's Report (4:10):** Mrs. Eckmann presented the Treasurer's Report in the absence of Mrs. Kolodziejczyk, Treasurer. Two checks have cleared; \$20.74 for new set of checks and \$49.00 for a roll of stamps. Sixteen Owners are currently delinquent on Assessment payments, which include the five Owners with Assessments delinquent more than one year. Mrs. Sweeney moved to approve the Treasurer's Report as presented, seconded by Mr. Oppenheim; unanimously passed. Mrs. Kolodziejczyk will provide the Treasurer's Report at a Member's request.

Mrs. Kolodziejczyk will continue to send notices to Members with delinquent Assessments.

**NEW BUSINESS**

**Approve 2016 Board Meeting Schedule (18:48):** Mrs. Eckmann presented the 2016 Board Meeting Schedule for approval. Mrs. Sweeney moved to approve the 2016 Board Meeting Schedule as presented, seconded by Mr. Oppenheim; unanimously passed. All Board Meetings will now be on Wednesday's.

**OLD BUSINESS**

**Stop Sign Update (20:21):** Mr. Oppenheim is in contact with Chuck Dionne and Chris Bland, El Paso County Public Services regarding the location of the sign on Pine Cone Road at East and West Coachman Drives.

In October 2006, El Paso County Public Services was contacted by the PCAHOA Secretary requesting a traffic study be performed due to multiple near-miss accidents at the intersection on Pine Cone Road and East/West Coachman Drives. Result of the study found cars traveling from East Coachman to West Coachman were at risk of possible collision with cars turning off Pine Cone Road.

Mr. Oppenheim will look into having the stop sign moved to West Coachman Drive with a yield sign added to either East Coachman Drive or Pine Cone Road.

**Discuss Covenant Revisions (30:00):** The Board will continue to work on the Covenant revisions. If a Member has questions or suggestions for the Board, please join us at our next Board Meeting or submit them to Mrs. Eckmann.

**OTHER**

**Board Meeting Schedule for 2016:**

January 13	February 17	March 16	April 13
May 18	June 22	July 20	<i>August 21 – Annual Meeting</i>
September 21	October 19	December 7	

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.

**ADJOURNMENT**

Meeting adjourned at 7:50 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Maggie Mae Sharp  
PCAHA Board President