

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
April 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

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order (7:20): 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*
Lee Iverson – *Board Member*

Members of the Board Absent:

Melanie Kolodziejczyk – *Treasurer*

Homeowners present: Kathy Fagerholm, Jeff Sweeney, Heather Stanley, Shawn Stanley and Laura McDonald

President's Opening Remarks (8:43): Thank you for attending the Pine Cone Acres Homeowners Association Board Meeting.

Approval of the April 13, 2016 Agenda (8:52): Mrs. Sweeney moved to approve the April 13, 2016 Agenda as presented, seconded by Mr. Oppenheim; unanimously passed.

Approval of the February 17, 2016 Board Meeting Minutes (9:45): Mrs. Sweeney moved to approve the February 17, 2016 Board Meeting Minutes as presented, seconded by Mr. Oppenheim; unanimously passed.

Treasurer's Report (10:19): Due to the absence of our Treasurer, Mrs. Kolodziejczyk, Mrs. Eckmann read the Treasurer's Report. Mrs. Eckmann reported PCAHA received one out of five past due Assessment payments totaling \$150, two Assessment payments paid in advance for a total of \$70, one full Assessment payment for \$45, one partial Assessment payment for \$25 and four administrative late payment fees (\$5 each) totaling \$20. There are fourteen Homeowners with outstanding Fiscal Year 2015-2016 Assessments. Four of these Homeowners also have past due Assessments totaling \$350. Mr. Iverson 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

Complaints (14:50): Mrs. Eckmann addressed three complaints which were presented to the Board by two Homeowners:

Excessive Shooting – Loose Dogs Causing Havoc – Bon Fire

All three complaints were against the same property. One of the residents who lives at this rental property was present and said they will house the dogs in a fenced area presently being built, site-in shooting will be the only gunfire heard with no more recreational shooting and the Board will contact the Homeowner to request the Utilities Locator be contacted regarding a concern that there might be a gas line close by or underneath the shooting site on the property, will in the future go to an official shooting range for recreational shooting, and will follow the Black Forest Fire Department guidelines (www.bffire.org) for bon fires if permitted and authorized by the Homeowner. The Board is satisfied that these complaints are now in the process of being resolved and thanks the renters for their cooperation. The Board will notify the Homeowner of the resolutions.

Fire Safety Postcard (40:00): Ms. Sharp will revise the Fire Safety Postcard and email the changes to the Board Members for final approval.

Welcome Wagon (48:40): Mrs. Eckmann visited the homes of five new Homeowners, which also included the home of new renters, to welcome them into the neighborhood and delivered their Welcome Packet.

OLD BUSINESS

Stop Sign Update (53:33): Mr. Oppenheim suggested we leave the stop sign where it is.

Road Petition (57:35): Mrs. Eckmann called the DOT and received the following information:

Paving versus Re-graveling:

Paving: DOT has a policy for neighborhoods opting to have their roads paved. In this policy, it states there must be a 100% agreement of all homeowners. According to Robert Evans, El Paso County DOT, and John Clack, El Paso County Construction Services Manager, to have our roads paved, DOT will charge the homeowners by assessing a bond established by the Homeowners Improvement District (selected PCAHA and PCA Board Members). Since the original developers of Pine Cone Acres and Pine Cone Ranch did not include paving into the sale of the lots when the developments were originated, the cost of paving will be assessed by a bond which will be included on every homeowner's annual property tax statement until it is paid off.

Re-graveling: The DOT does not charge for re-graveling. Our taxes already pay for this service. DOT claims the County cannot afford the Road Base (Class 6 Mixture) and will use Solberg Pit Gravel to re-gravel our roads. I contacted Pioneer Sand for differences between Road Base and Solberg Pit Gravel.

Road Base (\$15.95/delivered) has 3/4 size rock that is best used for driveways, under concrete pads and dirt roads. Solberg Pit Gravel (\$2.50/ton picked up) is 3/8 size and mostly used for backfilling foundations of buildings. It was suggested that Road Base is by far the better choice for re-graveling. Our petition is requesting to re-gravel with Road Base (Class 6 Mixture) - a much better quality mixture than what we have on our roads now. The petition is currently at Mrs. Eckmann's house for those who wish to sign it.

Discuss Covenant Revisions (1:03:59): Mrs. Eckmann presented the Covenant Revision Committee Policy to the Board for consideration so that the Board may involve interested Homeowners with the revisions to our current Covenants. Mrs. Sweeney moved to approve the Covenant Revision Committee Policy as presented, seconded by Mr. Oppenheim; unanimously passed.

Covenant Revision Committee Policy will appear on the website www.pineconeacres.wordpress.com as a draft for a minimum of 30 (thirty) days as the Board requests comments from Members.

Covenant Enforcement Policy: Mrs. Eckmann suggested changes to the Covenant Enforcement Policy. Mrs. Sweeney moved to approve the Covenant Enforcement Policy changes as presented, seconded by Mr. Oppenheim. The Covenant Enforcement Policy, with changes, may be seen on our website.

The Board will continue to work on the Covenants 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:

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 8:00 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President