



**ONLY THE APPROVED BOARD MEETING MINUTES  
WILL BE SENT TO THE MEMBERS AND THEN POSTED ONTO THE WEBSITE  
<https://pineconeacres.wordpress.com>**

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

**Call to Order (:25):** President Sharp called the meeting to order at 1:10 p.m.

**Members of the Board Present:**

Maggie Mae Sharp – *President*  
Monika Eckmann – *Secretary*  
Melanie Kolodziejczyk – *Treasurer*  
Lee Iverson – *Board Member*

**Members of the Board Absent:**

Andy Oppenheim – *Vice President*  
Linda Sweeney – *Board Member*

Homeowners present: Mark and Wendy Bentele, Roger Stone, Kathy Fagerholm and Scott Langdon, and Jim and Patty Pierce

**President's Opening Remarks (1:37):** Thank you all for attending our Annual Meeting this afternoon. I would like to remind all homeowners to report any sightings or smell of smoke or flames to 911 and they will dispatch Black Forest Fire Department. Call Black Forest Fire Department at 495-4300 if you need a fire pit inspected prior to use. You are not ratting out your neighbor... you are probably saving your own home as well as the neighborhood. The drought is not over!

**Approval of the August 21, 2016 Agenda (3:30):** Mrs. Kolodziejczyk moved to approve the August 21, 2016 Agenda as amended, seconded by Mr. Iverson; unanimously passed.

**Approval of the July 20, 2016 Board Meeting Minutes (4:40):** Mr. Iverson moved to approve the July 20, 2016 Board Meeting Minutes as presented, seconded by Mrs. Kolodziejczyk; unanimously passed.

**Treasurer's Report (5:30):** Mrs. Kolodziejczyk read the Treasurer's Report. There are fourteen homeowners with outstanding Fiscal Year 2015-2016 Assessments, including four who are chronically in arrears. The PCAHA Proposed Budget for 2016-2017 has been tabled for the next Board Meeting. Mr. Iverson moved to approve the Treasurer's Report as presented, seconded by Mrs. Eckmann; 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**

**Statement Review (00:00):** Tabled

**District 20 - \$230M Bond to be on the November Ballot (27:49):** Mrs. Eckmann spoke to Tom Gregory, Deputy Superintendent/CFO, Academy District 20 after a District 20 board meeting on August 18<sup>th</sup> regarding the \$230M bond which will be on the November ballot.

As Mr. Gregory explained more detail in an email: *“Here is a short synopsis of what the bond issue will be about. First it will be asking for authorization to sell \$230 million in tax free municipal bonds. Proceeds from the bonds will address both growth along the eastern and northern parts of the district by constructing 2 elementary schools, 1 middle school, and additions to DCC, PCHS, and LHS. Additionally we will put significant dollars into improving and fixing all existing facilities. This will be accomplished without increasing the current tax rate.... It will stay at the same level.”*

**Insurance Payment for Board of Directors (00:00):** Tabled

## **OLD BUSINESS**

**Covenant Advisory Committee (32:00):** Mrs. Kolodziejczyk moved to approve re-appointment of the Covenant Advisory Committee, seconded by Mr. Iverson; unanimously passed. *Paused for speakers.*

**(3:09:00)** Mrs. Kolodziejczyk moved to approve the Proposed Revisions to the Covenants for member responses as amended, seconded by Mr. Iverson; unanimously passed.

## **OTHER**

**Speakers: A.L.I.C.E. Training Institute and Chief Bryan Jack (4) (1:03:33):** Sean Goings, A.L.I.C.E. Training Institute, was one of our guest speakers for the afternoon. He demonstrated ways to defend ourselves and others in the event of a violent intruder. He presented a few *youtube* videos which had detailed intruder scenarios including what happens in case of effective decision making compared to freezing and doing nothing. These demonstrations could become very useful when setting skills and building confidence in case a situation should arise.

**(2:19:57):** Chief Bryan Jack followed with presenting the board with new developments within the fire department.

He has maintained our Insurance Service Organization (ISO) rating of 5. The best rating the fire department can receive is 1. There have been staffing changes implemented which will help save money. The station owns fire trucks and ambulances. They have recently scaled back on some of the equipment they are maintaining by decreasing the amount owned to lesson insurance and maintenance costs. The money from the sales went into an account for a replacement plan. So, future purchases may be made outright instead of lease purchase plans as done in the past. The current mill levy for our area is 9.251, plus there is a 1.2M Bond (until 2021 - to pay for the construction of Station Two) both of which are on our yearly property tax.

Chief Jack has reached out to all of the organizations in the area. Black Forest Together (BFT) is a non-profit community based organization which wrote a Grant Use Mitigation on La Foret’s behalf. The La Foret mitigation project should be completed by the end of September 2016 and will be used as a demo project for the public. The fire department will start doing mitigation throughout the forest, delegating work to public and private institutes. The cuttings will be taken to mulch sites, chipped on site, or burned on site (as followed by the BFFD Vegetation Management Burning Guidelines) under supervision. Chief Jack personally visits each burn request site. Burn bans and fire danger warnings are provided by the El Paso County Sheriff’s office, not the fire department. If you need questions answered about mitigation for your own property, call BFFD and ask Melissa to have Chief Jack visit your property.

We thank both speakers who gave the audience invaluable sources of information!

**Board Meeting Schedule for 2016:**

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 5:16 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Maggie Mae Sharp  
PCAHA Board President