

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
September 21, 2015
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 (1:11): President Sharp called the meeting to order at 6:36 p.m and then announced our new Board of Directors.

Members of the Board Present:

Maggie Mae Sharp – *President*
Monika Eckmann – *Secretary*
Melanie Kolodziejczyk - *Treasurer*
Linda Sweeney – *Board Member*

Members of the Board Absent:

Andy Oppenheim, – *Vice President*
Dennis Johnson – *Board Member*

Homeowners present: Roger Stone, Jeff Sweeney and Janet Lohmeyer

President's Opening Remarks (2:50): Thank you all for attending our Board Meeting tonight.

Approval of the September 21, 2015 Agenda (3:12): Mrs. Sweeney moved to accept the September 21, 2015 Agenda as amended, seconded by Mrs. Kolodziejczyk; unanimously passed.

Approval of the August 23, 2015 Board Meeting Minutes (3:46): Mrs. Kolodziejczyk moved to approve the August 23, 2015 Board Meeting Minutes as written, seconded by Mrs. Sweeney; unanimously passed.

Treasurer's Report (4:26): Mrs. Kolodziejczyk reported that check numbers 201 through 225 are missing. Mrs. Kolodziejczyk will search further through the Treasurer's box and report back to the Board at the next meeting. There were 17 checks deposited by Mrs. Eckmann and 3 more to be deposited. Mrs. Sweeney moved to accept 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.

NEW BUSINESS

Past Due Notices – Assessments are past due after September 15th (\$5 annual late fee will be applied) (11:15): As Mrs. Kolodziejczyk takes responsibility as Treasurer, she will provide a system for dealing with the past due Assessments at our next Board Meeting.

Discuss Covenant Revisions (21:38): Mrs. Eckmann stated that the Covenants need revision due to inconsistencies with our By-laws and/or Articles of Incorporation, and we also need to bring some sections

up-to-date. Board Members will review our Covenants; contact other HOAs and make recommended changes in the coming months to provide to the Homeowners for their comments.

PCAHA Liability Insurance Renewal (20:18): Ms. Sharp asked for approval for the Treasurer to pay State Farm Insurance for our D&O Liability Insurance Renewal. Ms. Sharp stated that she elected not to shop for comparable quotes like for 2014-2015, because the renewal amount was the same \$779.00 for 2015-2016. Mrs. Sweeney moved we pay State Farm Insurance for our D&O Liability Insurance Renewal as requested, seconded by Mrs. Kolodziejczyk; unanimously passed.

OLD BUSINESS

Re-graveling of PCA Roads Petition (28:00): Tabled

Stop Sign Petition (28:00): Tabled

Website Bulletin Board (35:27): Mrs. Eckmann added “Bulletin Board” to the website, offering valuable information such as stolen property, bear siting’s, lost & found, scammer alerts, community happenings and other postings Homeowners may request. If you wish to see something posted onto the “Bulletin Board”, please contact Mrs. Eckmann.

Policies (46:00): Tabled

OTHER

Dennis Johnson’s Resignation (2:10): Dennis Johnson has given the Board of Directors his letter of resignation for personal reasons effective today. His resignation was accepted. Mr. Johnson was a valuable Board Member and will be missed.

Reminder: Please Be Considerate to Neighbors of Dogs Barking at Night (52:30): Homeowners should be considerate dog owners during the day and night whenever their dogs bark excessively, and especially during common sleeping hours. Please refer to our Covenants, section 11. Nuisances.

Next Board Meeting:

Monday, October 19, 2015

Monday, December 14, 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 7:35 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President