

Board Meeting Minutes
Pine Cone Acres Homeowners Association, Inc.
October 19, 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 (:09): 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*
Melanie Kolodziejczyk - *Treasurer*
Linda Sweeney – *Board Member*

Homeowners present: Jeff Sweeney

President's Opening Remarks (1:09): Thank you all for attending our Board Meeting tonight.

Approval of the October 19, 2015 Agenda (1:24): Mrs. Kolodziejczyk moved to accept the October 19, 2015 Agenda as written, seconded by Mrs. Sweeney; unanimously passed.

Approval of the September 21, 2015 Board Meeting Minutes (1:58): Mrs. Sweeney moved to approve the September 21, 2015 Board Meeting Minutes as written, seconded by Mrs. Kolodziejczyk; unanimously passed.

Treasurer's Report and Past Due Notices – Assessments are past due after September 15th (\$5 annual late fee will be applied) and Budget Report (2:45): Mrs. Kolodziejczyk reported that there are a block of checks missing. Mrs. Eckmann moved to approve closing our checking account and open a new one; ordering new checks if under \$50, seconded by Mr. Oppenheim; unanimously passed. Mrs. Kolodziejczyk presented our Budget Report (August 1, 2015 through July 31, 2016 – *attached*) and the Treasurer's Report. Mr. Oppenheim moved to accept the Budget and Treasurer's Reports as presented, seconded by Mrs. Sweeney; unanimously passed. Mrs. Kolodziejczyk will provide the Treasurer's Report at a Member's request.

Mrs. Kolodziejczyk will send reminder notices November 1st to Members who are delinquent of their Assessments.

NEW BUSINESS

Board of Directors and Architectural Control Committee Vacant Seats (1:26:18): There are two vacant Board of Director seats and 1 vacant Architectural Control Committee seat. If interested in volunteering for these seats, please contact Mrs. Eckmann.

OLD BUSINESS

Discuss Covenant Revisions (1:35:10): The Board will continue to work on the Covenant revisions. If a Member has questions or suggestions for the Board, please submit them to Mrs. Eckmann.

Re-graveling of PCA Roads Petition (1:16:52): Mrs. Eckmann said the petition for re-graveling the roads with a Class 6 mixture in Pine Cone Acres is ready and will soon be circulated for signatures.

Stop Sign Petition (1:15:55): Mr. Oppenheim will call El Paso County Department of Transportation about the stop sign location and report to the Board at our next Board Meeting.

New Neighborhood Watch Signs (1:12:55): We have two new Neighborhood Watch signs at the Pine Cone Road and E. Coachman Drive entrances into Pine Cone Acres. The Board is still looking for 3-4 Members to volunteer to be our “Block Captains”; which involves an initial meeting with the Crime Prevention Coordinator (El Paso County Sheriff’s Office) to help get the group started and discuss any current issues in our area. The Block Captain will be in charge of communication among their group and the Crime Prevention Coordinator about membership/status changes. The Block Captains can request crime prevention presentations by the Crime Prevention Coordinator for group meetings. They recommend that the group hold at least 3-4 meetings a year. If interested, please contact Mrs. Eckmann for more information.



Policies (1:33:50): All of our Policies are now on the website www.pineconeacres.wordpress.com under “About Us” with “DRAFT” removed.

OTHER

Next Board Meeting: 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.

ADJOURNMENT

Meeting adjourned at 8:44 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President

PCAHA Annual Budget
August 1, 2015 through July 31, 2016

INCOME

Assessments \$45 per Lot

| | | |
|-------------------|------------|-------------------|
| 45 Lots | Current | \$2,025.00 |
| 5 Lots | In Arrears | \$500.00 |
| Paid in Advance | | \$25.00 |
| Total Assessments | | <u>\$2,550.00</u> |

EXPENSES

Administration

| | |
|----------------------|-------------------|
| Stamps | \$95.00 |
| Office Supplies | \$160.00 |
| Insurance | |
| Directors & Officers | \$780.00 |
| Property | \$310.00 |
| Emergency Funds | \$500.00 |
| Legal Fees | \$500.00 |
| State Registration | \$10.00 |
| Total Expenses | <u>\$2,355.00</u> |

Approved by PCAHA Board of Directors October 19, 2015