

**Board Meeting Minutes**  
**Pine Cone Acres Homeowners Association, Inc.**  
**December 14, 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](http://www.pineconeacres.wordpress.com)

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

**Call to Order (0:00):** President Sharp called the meeting to order at 6:32 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, Roger Stone and Lee Iverson

**President’s Opening Remarks (1:10):** Thank you all for attending this scheduled meeting of the Pine Cone Acres Homeowners Association.

**Approval of the December 14, 2015 Agenda (1:20):** Mrs. Sweeney moved to accept the December 14, 2015 Agenda as amended, seconded by Mr. Oppenheim; unanimously passed.

**New Board Member (2:50):** Lee Iverson has generously accepted the position as Board Member on the PCAHA Board of Directors. Mr. Oppenheim moved to approve Mr. Iverson onto the PCAHA Board of Directors as our newest Board Member; seconded by Mrs. Kolodziejczyk; unanimously passed.

There is one vacant Board of Director seat and one vacant Architectural Control Committee seat. If interested in volunteering for these seats, please contact Mrs. Eckmann.

**Approval of the October 19, 2015 Board Meeting Minutes (5:55):** Mrs. Kolodziejczyk moved to approve the October 19, 2015 Board Meeting Minutes as amended, seconded by Mr. Oppenheim; unanimously passed.

**Treasurer’s Report (8:20):** Mrs. Kolodziejczyk presented the Income Statement for August 1 – November 30, 2015. An Assessment payment, including a late fee was received. There are still 11 Members delinquent on their August 1, 2015 – July 31, 2016 Assessments, which include 5 in arrears

multi-year Assessments. Mrs. Kolodziejczyk destroyed the old checks due to a block of checks missing and ordered a new set of checks to also include Pine Cone Acres Homeowners, Inc. on the face of the checks. Mrs. Kolodziejczyk has set up on-line banking for our PCAHA account. 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**

**Welcome New Home Owners (24:56):** The Board will notify the new homeowners on Lot 2 about the PCAHA entry sign and also notify the new homeowners on Lot 9 about the Water Rights information.

## **OLD BUSINESS**

**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 7:58 p.m.

Minutes Submitted by,

Monika Eckmann  
PCAHA Board Secretary

Maggie Mae Sharp  
PCAHA Board President