



BOARD MEETING MINUTES

**ONLY THE APPROVED BOARD MEETING MINUTES
WILL BE SENT TO THE MEMBERS AND THEN POSTED ONTO THE WEBSITE**

REMINDER: PCAHA Potluck is June 24, 2017 – 9175 Pine Cone Road from 11:00 a.m. – 3:00 p.m.

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order (:01): 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*
Lee Iverson – *Board Member*
Linda Sweeney – *Board Member*
Wendy Bentele – *Board Member*

Homeowners present: Jeff Sweeney, ACC representative

President's Opening Remarks (1:22): Thank you for attending our board meeting tonight.

Approval of the April 19, 2017 Agenda (1:25): Mr. Iverson moved to approve the April 19, 2017 Agenda as amended, seconded by Mrs. Sweeney; six yes, one abstention, the motion passed.

Approval of the March 15, 2017 Board Meeting Minutes (3:56): Mrs. Kolodziejczyk moved to approve the March 15, 2017 Board Meeting Minutes as presented, seconded by Mr. Iverson; unanimously passed.

Treasurer's Report (4:26): Mrs. Kolodziejczyk read the Treasurer's Report. Mr. Iverson moved to approve the Treasurer's Report as presented, seconded by Mrs. Bentele; unanimously passed. Mrs. Kolodziejczyk will provide the Treasurer's Report at a member's request.

The Treasurer will continue to send notices to Members with delinquent assessments.

NEW BUSINESS

Mailbox Vandalism (8:38): There was an aggressive attempt to access a metal, locking, high-security mailbox at a PCA address between April 17, 2017 and April 18, 2017. Someone tried to break into it by using a power drill and broke their drill-bit off in the lock cylinder. They did not manage to get into the mailbox, but everyone

needs to keep an eye out for their own mail and for suspicious vehicles or people with power tools working on mailboxes. There was at least one similar report in the Pine Cone Ranch subdivision on the same day, as well. Mrs. Eckmann contacted the El Paso County Sheriff's Office to report the incident, including the vandalizing of her own mailbox. The incidents are now on file. The visiting Sheriff stressed that homeowners need to report all incidents to help establish a pattern for prosecution. Please report mailbox break-in attempts, destroyed mailboxes, or stolen mail to the El Paso County Sheriff's Office non-emergency number 719-390-5555, the USPS Postal Inspector 719-570-5305, and Mrs. Eckmann, PCAHA Secretary 719-495-0579.

Pinecone Ridge (80 Acres) (11:02): Ms. Sharp reported seeing non-licensed dirt bikes (illegal on El Paso County roads) on several occasions and a dune buggy surrey on Easter Sunday, all of which travelled east on Pine Cone Road towards Pinecone Ridge (aka 80 acres). After confirming that these people have been frequently trail riding in our area, Ms. Sharp spoke with Mr. Grant Langdon, the owner of Pinecone Ridge, to advise him of the trespassing on his property. Mr. Langdon volunteered to post "no trespassing" signs on the property to deter the riders and authorize the El Paso Sheriff's Department to enforce his trespass directions. Any motorized vehicles riding on PCAHA easements is a county violation, a potential liability and destroys property. Please report any sightings to Mrs. Eckmann, PCAHA Secretary.

2017 Elections (13:00): Mrs. Eckmann provided a cover letter to send to the homeowners to inform them of available positions on Board of Directors and Architectural Control Committee for the August 2017 elections for approval.

Assessment Collection Policy: Tabled

Election Procedures Policy (1:44:00): Pending attorney consultation.

OLD BUSINESS

Covenant Advisory Committee – Proposed Governing Documents Revisions (18:58): Pending attorney consultation.

Covenant Advisory Committee: Tabled

OTHER

Board Meeting Schedule for 2017:

April 19	May 17	June 21	July 19
<i>August 20 – Annual Meeting</i>	September 20	October 18	December 6

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 9:00 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President