



BOARD MEETING MINUTES

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

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order (:00): 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)

President's Opening Remarks (1:05): Thank you all for attending our Board Meeting tonight.

Approval of the July 19, 2017 Agenda (1:10): Mr. Iverson moved to approve the July 19, 2017 Agenda as amended, seconded by Mr. Oppenheim; unanimously passed.

Approval of the June 21, 2017 Board Meeting Minutes (8:48): Mr. Oppenheim moved to approve the June 21, 2017 Board Meeting Minutes as presented, seconded by Mr. Iverson; unanimously passed.

Treasurer's Report (9:20): Mrs. Kolodziejczyk read the Treasurer's Report. Mr. Iverson 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.

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

NEW BUSINESS

Annual Budget (35:27): Mrs. Kolodziejczyk read the Proposed Annual Budget. Mr. Iverson moved to approve the Proposed Annual Budget as amended, seconded by Mr. Oppenheim; six yes, one abstention, the motion passed. The Annual Budget will be included with the approved August 20, 2017 Board Meeting Minutes.

The Retreat at Timber Ridge (29:40): The Retreat at Timber Ridge developers plan is proposing a total of 482 homes on 293 acres located at Vollmer Road at Arroya Lane. The plan has about 42 lots that range from 0.5 to 1 acre, 11 lots that range from 2.5 to 5 acres and 429 lots that range from 0.17 acre (6 lots per acre) to 0.20 acre (5 lots per acre – city density). This is extreme density very near to the forest and the water will most likely come from Denver basin wells (Cherokee Metro or Sterling Ranch wells). This is important information due to the future additional water usage from our wells and heavy traffic which can cause a lot of havoc. Additional information regarding The Retreat at Timber Ridge can be obtained by contacting The Friends of the Black Forest Preservation Plan (FOBBPP) by visiting www.fobfpp.org

Architectural Control Committee (25:20): Ms. Sharp requested that the ACC give a monthly report of all ACC activity to keep all Board, ACC Members and Homeowners apprised of approvals and denials.

OLD BUSINESS

Stay in the Know (19:45): Mr. Oppenheim will work on the “Stay in the Know” to be emailed to the Homeowners upon Board approval.

Annual Meeting (1:10:10): The Annual Meeting will be held August 20, 2017 at the Black Forest Fire Department located on Teachout Road just east of Black Forest Road.

Picnic (1:18:10): There was a good presence of Homeowners at the picnic held at the Bentele’s home on June 24th. It was an enjoyable day for all attendees. The Board recommends future summer picnic’s for all Homeowners and their families to get to know and keep in touch with their neighbors; separate from the Annual Meeting.

Election Procedures Policy (1:22:49): The Revised and Amended Election Procedures Policy will appear on the PCAHA website <https://pineconeacres.wordpress.com> with “draft” removed as of July 21, 2017.

Assessment Collection Policy (1:35:20): The Board completed the revisions to the Assessment Collection Policy. Mr. Iverson moved to revise and approve the Assessment Collection Policy as amended, seconded by Mr. Oppenheim; unanimously passed.

The Revised and Amended Assessment Collection Policy will appear on the website <https://pineconeacres.wordpress.com> as a “draft” for a minimum of 30 (thirty) days as the Board requests comments from Members.

Bylaws Proposed Revisions (1:24:30): The proposed revisions to the Bylaws are complete. The Board is awaiting format of document approval and retainer fee confirmation before sending Ms. Fortenberry the proposed revisions of the governing documents to complete the review process. The proposed revisions of the governing documents will be mailed to the Homeowners for comments once the governing documents are returned and recommended changes are completed and reviewed by the Board.

OTHER

Board Meeting Schedule for 2017:

August 20 – Annual Meeting 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 8:22 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President