



ANNUAL 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*
Monika Eckmann – *Secretary*
Melanie Kolodziejczyk – *Treasurer*
Lee Iverson – *Board Member*
Linda Sweeney – *Board Member*

Members of the Board Absent:

Wendy Bentele – *Board Member*
Andy Oppenheim – *Vice President*

Homeowners present: Jeff Sweeney (ACC) and Roger Stone

President’s Opening Remarks (:58): Thank you all for attending our Annual Meeting today.

Approval of the August 20, 2017 Annual Meeting Agenda (1:10): Mrs. Sweeney moved to approve the August 20, 2017 Annual Meeting Agenda as amended, seconded by Mrs. Kolodziejczyk; unanimously passed.

Approval of the July 19, 2017 Board Meeting Minutes (3:00): Mrs. Kolodziejczyk moved to approve the July 19, 2017 Board Meeting Minutes as presented, seconded by Mrs. Sweeney; unanimously passed.

Treasurer’s Report (3:36): Mrs. Kolodziejczyk read the Treasurer’s Report. Mrs. Sweeney moved to approve 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.

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

NEW BUSINES

Steve Weber (26:02): Steve Weber, a long-time resident of Pine Cone Acres, passed away on August 15th. There will be an open house at his residence on August 24th from 4-6 p.m. to celebrate Steve's life. There will also be a ceremony by the Colorado Springs Police Department with an Honor Guard, 21-gun salute, and bagpipes. Steve will be long remembered; may he rest in peace.

In Memory of
Steven Bert Weber
March 2, 1957 - August 15, 2017

2013 Bylaws Amendment (29:56): There was an amendment made to the Bylaws at the August 25, 2013 Annual Meeting by Membership vote, which was not formally included into our Bylaws. It is now included in our current Bylaws:

ARTICLE VII: ASSESSMENTS

“Dues are assessed on a fiscal year basis to run August 1 to July 31, and to be paid on or before the annual meeting in August of each year.”

Ballot Count and Announcement of New Board Members (45:45): There were 19 sealed ballots received for one vacant three-year term Board Member position. Linda Sweeney received all 19 votes to serve as a Board Member for term 2017-2020. Our Board Members are: Monika Eckmann – *Acting President and Secretary*, Melanie Kolodziejczyk – *Treasurer*, Linda Sweeney – *Board Member*, Lee Iverson – *Board Member* and Wendy Bentele – *Board Member*.

Election of Officers (38:45): Due to the absence of three Board Members, by authority of Ms. Sharp, Mrs. Eckmann has been officially appointed as Acting President and Secretary until the Board Members can meet and elect officers for the 2017-2018 term.

Resignation of a Board Member (34:30): Andy Oppenheim has resigned from the Board effective July 27, 2017 due to his current full-time increased work load. The Board thanks Andy for his valuable contributions to PCAHA and will be missed. Mrs. Sweeney moved to accept Mr. Oppenheim’s resignation, seconded by Mrs. Kolodziejczyk; unanimously passed.

OLD BUSINESS

Stay in the Know (48:55): The “Stay in the Know” flyer will be sent to the Members by email and posted onto the website.

Roads (39:35): Mrs. Eckmann has been in contact with the El Paso County Department of Public Works Work Management/Dispatch, Supervisor regarding the re-graveling of the roads in Pine Cone Acres. Pine Cone Road is on the 2017 Gravel Road Improvement Project list. But, due to the very wet season, it may be added to the 2018 list. East Coachman Drive is on the Highway Manager’s list of roads which are reviewed when making up the list for funding, so it is looked at each year. It is their hope to have East Coachman Drive on the funded list within a couple of years. They do not use a Class 6 mixture; they use what is available from their local gravel pits that meet their gravel specifications. The future new road surface will be a much needed improvement.

NOTE: Re-graveling is not a preparation for paving.

80 Acres (43:00): There is a strong probability that Grant Langdon will no longer be developing 80 acres and may sell the property.

Architectural Control Committee (53:20): No report at this time.

Assessment Collection Policy (55:10): Mrs. Kolodziejczyk moved to revise and approve the Assessment Collection Policy as amended, seconded by Mrs. Sweeney; unanimously passed.

Election Procedures Policy (1:22:49): Mrs. Sweeney moved to revise and approve the Election Procedures Policy, seconded by Mrs. Kolodziejczyk; unanimously passed.

The Assessment Collection Policy and Election Procedures Policy both 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.

OTHER

Board Meeting Schedule for 2017:

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 2:34 p.m.

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Maggie Mae Sharp
PCAHA Board President

PCAHA Annual Budget
August 1, 2017 through July 31, 2018

INCOME	<u>\$1,710.00</u>	EXPENSES	
		Administration	
		Stamps	\$150.00
		Office Supplies	\$50.00
		Insurance	
		Directors & Officers	\$780.00
		Property	\$320.00
		Emergency Funds	\$400.00
		Legal Fees	\$1,000.00
		State Registration	\$10.00
		TOTAL EXPENSES	<u>\$2,710.00</u>