

Pinon Ranch HOA - Board Meeting Agenda

Date: July 19, 2022

Time: 7:00pm

Place: 3.14 Pi Bar, 5152 Centennial Blvd.

Attendees: Randi Lynn Johnson, Amanda Brush, Amy Aranda, Jeff Hansen, John Cotterman. **Not present:** Mitzi and Molly

Public member: Patty Cotterman

Call to Order, Confirm Quorum (a majority or 4), Accept Minutes from June

Minutes approved unanimously

I. Board Member Comments: Amy asked about if a trampoline needs architectural team approval. She will check the covenants.

II. HOA Member Comments: "I'm here for the pie." -Patty

III. Manager Report:

Banking:

Deposits (Wells Fargo) \$0.00 June

Account Balances of 6/30/2022: Checking account \$21,867.04, Savings (Replacement Reserves) \$11,057.89 and PayPal \$10.00.

1. June Expenses (see attached).
2. As of 12/31/2021, 1 member has not paid their 2021 HOA dues. Total past due is \$507.00 plus late charges. Their trash service has been suspended until further notice. This member has not been seen or heard from since late 2020 / early 2021.
3. As of 7/12/2022, 3 members have not paid their 2022 dues. Copies of statements were sent again via email and US Mail to the past due members on or before March 10th. And again, on or about June 20th. Those members who chose to split their HOA dues into two parts, had until July 5,2022 to pay. Reminders were emailed again on 7/18/22.
4. Landscape Maintenance: CorBran's is handling this.
5. Jeff Hanson re-seeded some of the areas where the new sidewalk was installed last year and a couple of other small areas. Thank you, Jeff!

6. Social Fund. We have \$220 ready to transfer over to the social committee whenever they need it.

IV. Webmaster Report:

Need to post latest minutes from 2022 and update 2021.

V. Old Business:

none

VI. New Business:

Colorado HB22-1139 (see attached) will affect our HOA Covenants any bylaws regarding no overnight parking on the street. So, we will need to update our parking bylaw (**see attached EXHIBIT E; PARKING/TOW AWAY/MAINTENANCE) (Proposed changes to due to HB22-1139)**

to reflect this change, plus this will also void section 6.22(a) and slightly changes 6.22(b) of our covenants that prohibits overnight parking on the street. HB22-1139 is effective 8/10/22, we will now need to follow city parking ordinances regarding street parking, with enforcement carried out by the city.

Note: If Street parking becomes a problem with too many vehicles, we can ask the city to enact a “street parking by permit” program, I have been through this with the city regarding our downtown property near Colorado College. The neighborhood near UCCS also went to parking by permit due to flood of UCCS students parking on their streets.

We voted unanimously to make the proposed changes as outlined by Frank in Exhibit E. We will also strike the first sentence in item B.

We will communicate the change to the bylaws in accordance with the state law with the emphasis to please limit parking on the street for safety reasons.

VII. Architectural Review Committee:

5440 Flag Way; Proposed greenhouse to be in the backyard. Waiting on more information as to proposed location. **Installation approval carries provided it's within the required five feet set back to the side and rear property lines.**

5555 Sample Way; 1. proposed Crabapple and Linden Street trees. 2. Need proposal and information on bushes and evergreen bushes / trees? Already planted in city right of way.

Some members have concerns that the unapproved landscape changes will cause visibility, safety issues and encroach into the public sidewalk and street.

There's concern with the Mugo pines growing too big. We need a retroactive architectural request from the Woods so we can make a decision of how to proceed.

5570 Sample Way; proposed replacement tree for front yard North side, either a Gray Gleam Juniper or Weeping white spruce. This is to replace the blue spruce tree that had to be removed last year. Amy, Molly, Mitzi and John voted yes via email. Randi, Amanda, and Jeff all vote yes. The proposal carries.

Jeff proposed painting the mailboxes. He's asking the post office if they can be painted.

VII. Neighborhood covenant and bylaws enforcement:

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

Note: HOA board did a neighborhood walkthrough on April 9, 2022. Manager follow up inspection on 7/18/22. See attached Agenda attachments.

E-mail reminder to be sent about weeds.

NOTES CARRIED FORWARD: Note: Amanda sent a general request for street and curb /gutter repairs to the city on 11/7/18. The city has marked the streets with white paint, presumably where repairs will be made. Amanda provided Shane with the for-job number and email to follow up with the city to see where we are in the schedule and what can be done. Amanda also mentioned in the last email to the members to submit their sidewalk and curb and gutter repair requests directly with the city. Update: The city did partially fill one of the cracks on Navin, in Late August, but still has much to do.

VIII. Community Events.

Ice Cream social scheduled for August 27th

Social report:

Summer kickoff cookout was held on June 3 in the Sample cul-de-sac.

Details to be provided by Amanda and Randi

The next HOA Board of Directors meeting will be on Tuesday, August 23 at 7:00 at the park.

HOA walkthrough August 20th at 9:00.

Meeting adjourned at 8:00.

Agenda Attachments

June Expense Report

	Type	Date	Num	Memo	Account	Amount
Amanda Brush (vendor)						
	Check	06/20/2022	bill pay	Dream host reimbursement	Computer and Internet Exps	\$99.87
Total Amanda Brush (vendor)						\$99.87
Backflow Tech						
	Bill	06/01/2022	140697	Backflow test / certification	Irrigation equipment repairs	\$90.20
Total Backflow Tech						\$90.20
Cisco Systems, Inc						
	Check	06/14/2022	auto	Webex sub.	Computer and Internet Exp	\$16.23
Total Cisco Systems, Inc						\$16.23
Colo Spgs Utilities						
	Bill	06/01/2022		4/30 to 5/22; 5506 CF water used	Utilities	\$431.71
Total Colo Spgs Utilities						\$431.71
Corbran's Landscaping, LLC						
	Bill	06/15/2022	22526	monthly maint.	Law n & Tree Maintenance	\$538.50
	Bill	06/15/2022	22526	tree branch clean up, haul away & dump fee	Law n & Tree Maintenance	\$247.50
	Bill	06/15/2022	22526	broken rotorhead	Irrigation equipment repairs	\$105.00
Total Corbran's Landscaping, LLC						\$891.00
GFL Environmental Inc						
	Bill	06/01/2022	55812466	Monthly Trash & Recycling	Trash & recycling Expense	\$1,049.18
Total GFL Environmental Inc						\$1,049.18
Jeff Hansen (vendor)						
	Check	06/20/2022	bill pay	grass seed etc. reimbursement	Law n & Tree Maintenance	\$54.66
Total Jeff Hansen (vendor)						\$54.66
TOTAL						\$2,632.85

Balance Sheet as of June 30, 2022

			Jun 30, 22
ASSETS			
Current Assets			
Checking/Savings			
	Pay Pal		\$10.00
	Wells Fargo-Savings (Reserves)	\$11,057.79	
	Wells Fargo - Checking	\$21,867.04	
	Total Checking/Savings	\$32,934.83	
Accounts Receivable			
	Accounts Receivable	\$2,301.40	
	Total Accounts Receivable	\$2,301.40	
	Total Current Assets	\$35,236.23	
TOTAL ASSETS			\$35,236.23
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
	Unearned Trash income	\$6,867.00	
	Total Other Current Liabilities	\$6,867.00	
	Total Current Liabilities	\$6,867.00	
	Total Liabilities	\$6,867.00	
Equity			
	HOA member's - Equity	\$3,462.97	
	Operational Reserves	\$5,000.00	
	Replacement Reserves	\$11,057.39	
	Net Income	\$8,848.87	
	Total Equity	\$28,369.23	
TOTAL LIABILITIES & EQUITY			\$35,236.23

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

		Flag Way					
		Enforcement action report		18-Jul-22			
Address	Street	Issue	Courtesy Ltr Date	Follow up date	Notes	Warning Ltr date	Result
5440	Flag						
5445	Flag						
5450	Flag	dead spots in lawn					
5455	Flag						
5460	Flag						
5465	Flag						
5470	Flag	weeds and sprouts in lawn					
5475	Flag						
5480	Flag						
5485	Flag						
5490	Flag						
5495	Flag						
5505	Flag						
5510	Flag						
5515	Flag						
5520	Flag						
5525	Flag	Complainant of overnight parking on street. Black ford 150 pick truck. Black SUV also started parking on street March 2022	C.Ltr. Email sent 2/15 & 4/21/22		Rec. many complaints over last 30 days.		Note: new CO law effective 8/11/22 will allow street parking.
5525	Flag	Tall weeds along sidewalk and weeds in rocks					
5530	Flag						
5535	Flag						
5540	Flag						
5545	Flag						
5550	Flag						
5555	Flag						
5560	Flag	1. Complaint of 1/2 dead street tree (Summer of 20	email sent Aug 2021. Residents working on trimming out dead branches.		City forest dept. recommends waiting until next spring to see if comes back. Update 10/2 residents trimmed back dead branches.		cont. To monitor
5560	Flag						
5565	Flag						
5570	Flag	1. crumbly sidewalk 5/19			no change 10/2/2021 Submitted request to city to replace this sidewalk on 8/10. They will send out a inspector to assess how bad it is.		
5570	Flag	Weeds in the rocks (new May 2022)			No change 6/13 & 7/18		
5570	Flag	Weeds and Thistle in lawn					
5575	Flag	Weeds and dead grass (new June 2022)			no change 7/18		
5580	Flag						
5585	Flag	Weeds in the rocks (new May 2022)			improvement over last month		
5590	Flag	Weeds in the rocks (new June 2022)			improvement over last month		
5595	Flag						

Sample Way							
Enforcement Action Report				as of 18-Jul-22			
Address	Street	Issue	Courtesy Ltr Date	Follow up date	Notes	Warning Ltr date	Result
5460	Sample						
5465	Sample						
5470	Sample	Complaint of broken rear fence. Feb 2020. Again in Aug 2021. Update Fence partially blow n over in Dec 2021.	4/12/2020, 9/11/2020 Aug 2021	10/15/2021	Fence replaced as of 6/12. Question on fence staining. Will need to be submitted to board.		continue to monitor
5475	Sample						
5480	Sample						
5485	Sample						
5490	Sample						
5495	Sample	Weeds in the rocks (new 5/17)			ok as of 7/18		continue to monitor
5505	Sample						
5510	Sample						
5515	Sample	Dead grass on south side			no change 7/18		continue to monitor
5515	Sample	paint peeling	email 4/12/22	6/15/2022	no change 7/18		continue to monitor
5520	Sample						
5525	Sample						
5530	Sample						
5535	Sample	noxious w eeds	email 4/27/2022	No change 6/12 & 7/18			
		Law n maint. Needed (5/17)		No change 6/12 & 7/18			
5540	Sample						
5545	Sample	Fence blow n over Dec. 2021		No change 6/12 & 7/12	New fence installed May. Just w aiting on staining to match existing		
5550	Sample						
5555	Sample	landscape changes not approved. Review in process		No change 6/12 & 7/12			
5560	Sample						
5565	Sample	Volunteer tree grow ing in city right of way					
5570	Sample	replacement tree submitted to board for review					
5575	Sample	w eed in rocks					
5580	Sample	Law n dead spots					

(Proposed changes to due to HB22-1139)

EXHIBIT E

PARKING/TOW AWAY/MAINTENANCE

A. Any vehicle parked illegally according to the parking ordinances of the City of Colorado Springs will be reported to the authorities. Some examples of city code violations include blocking the public sidewalk, parking commercial vehicles and/or trailers of any kind on the street for more than 24 hours.

B. Vehicles need to be parked within the confines of the driveway or garage. Parking on landscaped areas, including gravel areas, is not allowed. Parking on the sidewalk is not allowed.

~~C. No motor vehicles owned, leased, rented or used by owners or household members shall be parked overnight on any street within the Subdivision.———~~

- ~~• Short term (7 days or less) guest parking on the street is allowed.~~
- ~~• HOA notification is required for longer term (up to 14 days) guest parking on the street. The written notice needs to include a vehicle description, license plate number & State, plus the planned start and end date of the visitors on street parking. The Notice can be sent to the HOA via email: pinonranchhoa@gmail.com or in writing: The Piñon Ranch HOA, P.O. Box 50373, Colorado Springs, CO 80949-0373~~
- ~~• Guest parking on the street for more than 14 days is not allowed. After 14 days guests will need park in the driveway or garage, same as residents.~~

Deleted by HB22-1139

D A vehicle that is immobile, unused, not properly licensed or registered for a period of seven (7) days may be deemed abandoned. A notice will be given to the authorities to have it removed.

E. A vehicle that is driven or parked upon a common area will be towed without further notice.

F. Any owner who has a vehicle removed or towed pursuant to the provisions of these Rules shall be responsible for all costs of removal incurred by the Association and should any legal action be brought by the Association with respect to a violation of any of the foregoing Rules, the owner, in addition to any other damages incurred by the Association, shall be liable for all reasonable attorney's fees and costs incurred by the Association in such legal action.

G. No commercial type vehicles, recreational vehicles (including but not limited to, RV's, bus, camping trailers, boat trailer, hauling trailer, running gear, boat or accessories) or trucks over ¾ ton may be parked overnight ~~on any street~~ or stored within the community unless in a completely enclosed structure such as a garage or unless screened in a manner approved by the Architectural Approval Authority. *See city ordinance for guidance on short term street parking of commercial vehicles, buses, RV's trailers, etc.*

H. No vehicles with commercial signs, affixed to them either permanently or temporary, for profit, shall be parked in the Association overnight, unless completely screened from the street in a manner approved by the Architectural Approval Authority.

I. No repair, maintenance, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers, boats, or vans may be performed on any lot unless it is completely screened from sight and sound from the common areas and other homes.

J. ~~RV's can be parked on the street or property for visitors staying with a homeowner only for 5 days and 4 nights as long as the owner gets letters signed by neighbors on either side of them and directly across the street.~~

See city ordinance for guidance on short term street parking of RV's.

K. Notwithstanding the foregoing, emergency motor vehicles are permitted in the homeowner's driveway, in Association's streets, and guest parking spaces if the emergency motor vehicle meets each of the following requirements:

- i. the emergency motor vehicle is required by the homeowner's employer as a condition of employment;
- ii. the emergency motor vehicle weighs ten thousand pounds or less;
- iii. the homeowner is a member of a volunteer fire department or is employed by an emergency service provider;
- iv. the emergency motor vehicle has some visible emblem or marking designating it as an emergency vehicle; and

- v. the parked emergency motor vehicle does not block emergency access or prevent other homeowners from using the streets.

For the purpose of this rule, an “emergency service provider” is defined as a primary provider of emergency fire fighting, law enforcement, ambulance, emergency medical, or other emergency services. The parking of an emergency service vehicle shall not obstruct emergency access or interfere with any reasonable need of other homeowners to use the streets or driveways within the Association, including without limitation extending into such streets, driveways, extending into other parking spaces or to denying other owners use of parking spaces or guest parking.

Adopted by the Board, this __ day of _____ 2022, effective August 10, 2022.

Pinon Ranch Homeowners Association Board of Directors