

Pinon Ranch HOA - Board Meeting Minutes

Date: August 23, 2022

Time: 7:00pm

Place: Pinon Valley Park

Attendees:

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

Call to order. Amy motion, Randi 2nd, motions carries unanimously.

I. Board Member Comments:

II. HOA Member Comments:

III. Manager Report:

Banking:

Deposits (Wells Fargo) \$685.50 July

Account Balances of 7/31/2022: Checking account \$20,084.12, Savings (Replacement Reserves) \$11,057.98 and PayPal \$10.00.

1. July 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 8/12/2022, 2 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. Social Fund. We have \$220 ready to transfer over to the social committee whenever they need it. We received a member donation of \$150 to the social fund.

IV. Webmaster Report:

Need to post latest minutes from 2022 and a Resolution to amend parking bylaws and note changes in Colorado Law that override Covenants void section 6.22(a) and slightly changes 6.22(b) of our covenants that prohibits overnight parking on the street.

V. Old Business:

Need to draft a Resolution to adopt the Revised parking bylaws and note the changes to the covenants effected by HB22-1139, as approved in the June meeting.

Proposed Resolution:

PINON RANCH HOMEOWNERS ASSOCIATION INC.

RESOLUTION 2022

in compliance with State of Colorado law (HB22-1139)

A RESOLUTION AMENDING THE PARKING BY-LAWS and COVENANTS section 6.22

WHEREAS the Board of Directors of Pinon Ranch Homeowners Association (“the Association”), during its meeting dated July 19, 2022, through a majority vote of the Directors present, agreed as follows:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Pinon Ranch Subdivision, dated June 2, 1998, and recorded June 3, 1998, at Reception Number 098075103 in the records of the El Paso County Clerk & Recorder (“Declaration”) provides that the Association, acting through the Board,

“Shall have the duties and powers set forth in the Association Documents and all duties and powers of non-profit corporations granted by law or otherwise existing, and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve and enhance the Common Elements, and to improve and enhance the attractiveness, desirability and safety of Pinon Ranch subdivision.” (Declaration, Article 4.6)

WHEREAS, the Board of Directors, in order to comply with Colorado State law (HB22-1139), signed by the governor on May 6, 2022, must update its parking by-laws (see attached EXHIBIT E PARKING/TOW AWAY/MAINTENANCE) and modify Covenants Section 6.22 Parking of vehicles as follows, to allow overnight parking on the public streets of the HOA:

- (a) ~~No motor vehicles owned, leased, rented or used by Owners or household members shall be parked overnight on any street within Pinon Ranch Subdivision.~~
Deleted by HB22-1139
- (b) No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, any towed trailer unit or truck shall be parked overnight ~~on any street or~~ within any Lot except in a completely enclosed building such as a garage, or unless screened in a manner approved by the Architectural Approval Authority. Pickup trucks having a 3/4 ton or less manufacturer's rated capacity, with or without bed toppers, and passenger vans for the private use of the residents of a Residence shall not be considered trucks for purposes of the foregoing restrictions. *Modified by HB22-1139.*

WHEREAS, the City of Colorado Springs parking ordinance, resolutions, rules, shall still apply. Enforcement of said city parking ordinances and rules shall be carried out by the city (code enforcement or Police). Any possible violations should be reported directly to the city for investigation and enforcement.

NOW THEREFORE, BE IT RESOLVED by the Board of the Directors of the Association, that the current By-Laws EXHIBIT E PARKING/TOW AWAY/MAINTENANCE dated February 3, 2015, shall be amended and replaced and the Covenants dated June 3, 1998, shall be amended.

Adopted by the Board, this ___ day of August 2022, effective immediately.

Pinon Ranch Homeowners Association Board of Directors

Revised Parking by-laws (approved at July HOA meeting):

EXHIBIT E

PARKING/TOW AWAY/MAINTENANCE

(Proposed changes to due to HB22-1139)

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 $\frac{3}{4}$ 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

Molly motions to approve resolution, Randi 2nd, motion carries unanimously

VI. New Business:

6510 Property Management (our HOA manager) is proposing a cost-of-living adjustment for 2023 of about 8%, based the latest figures for inflation July 2021 to July 2022 is 8.2 percent : [Consumer Price Index, Denver-Aurora-Lakewood area – July 2022 : Mountain-Plains Information Office : U.S. Bureau of Labor Statistics \(bls.gov\)](#)

Please, keep in mind that we have been operating under the same contract for the past two years (January 2020), with no adjustments for inflation.

In summary the monthly management fee will go from \$195 to \$210. The 5% trash administration fee will remain the same.

Molly motions to approve new contract rate, Mitzi 2nd, motions carries unanimously.

VII. Architectural Review Committee:

5580 Sample Way; Is proposing Thornless Cockspur Hawthorne tree for the center of front yard. **Voted via email, Randi sent the approval via email.**

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.

Randi Motions to approve the two proposed trees, Mitzi 2nd, motion carries unanimously. Amanda requested that the Woods submit an architectural review plan for the parking easement plants. There’s concern with the Mugo pines and barberry bushes growing too big. We may need to grant a conditional approval they they be kept trimmed to less than 3’ tall for visibility and pedestrian safety.

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, and again on August 20, 2022. See attached Agenda attachments.

E-mail reminder was sent about weeds and tree limbs on Aug. 21.

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.

Social report:

Ice Cream social scheduled for August 27th at 6:30pm in Randi's driveway.

The next HOA Board of Directors meeting will be on 6:30pm on Monday Sept. 19 at Location TBD.

Will tentatively plan for the annual meeting at piñon valley park. Frank will reserve library or fire station.

Meeting adjourned at 7:54pm.

Agenda Attachments

July Expense Report

	Type	Date	Num	Memo	Account	Amount
Cisco Systems, Inc						
	Check	07/14/2022	debit card	monthly webex sub.	Computer and Internet Expenses	\$ 16.23
Total Cisco Systems, Inc						\$ 16.23
Colo Spgs Utilities						
	Bill	07/01/2022		9642 CF	Utilities	\$ 638.30
	Bill	07/01/2022		30 conection fee.	Utilities	\$ 52.71
Total Colo Spgs Utilities						\$ 691.01
Colorado Sec. of State						
	Check	07/26/2022	debit card	Yearly report and reg.	Business Licenses and Permits	\$ 10.00
Total Colorado Sec. of State						\$ 10.00
Corbran's Landscaping, LLC						
	Bill	07/18/2022	22643	monthly maint.	Law n & Tree Maintenance	\$ 538.00
	Bill	07/18/2022	22643	repaired control valve	Irrigation equipment repairs	\$ 158.00
Total Corbran's Landscaping, LLC						\$ 696.00
GFL Environmental Inc						
	Bill	07/01/2022	56263670	July Trash & recycling	Trash & recycling Expense	\$ 1,049.18
Total GFL Environmental Inc						\$ 1,049.18
Intuit						
	Check	07/05/2022	ach	transfer fee for ACH deposit	Bank Service Charges	\$ 3.00
	Check	07/28/2022	ach	transfer fee for ACH deposit	Bank Service Charges	\$ 3.00
Total Intuit						\$ 6.00
TOTAL						\$ 2,468.42

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

In process

