

Pinon Ranch HOA - Board Meeting Minutes

Date: April 26, 2023

Time: 6:30pm

Place: 3.14 Pi Bar, 5152 Centennial Blvd.

Attendees: Amy Aranda, President; John Cotterman, Treasurer; Jeff Hanson, Member at large; Frank Hibbitts, Manager. Absent, Molly Geronazzo, Member at large.

Meeting called to order at 6:33pm. Quorum present (3). John motions to accept minutes from March, Motion passes 3-0.

I. Board Member Comments: None

II. HOA Member Comments: None present.

III. Manager Report:

Banking:

Account Balances of 3/31/2023: Checking account \$33,422.66, Savings (Replacement Reserves) \$11,064.36 and PayPal \$10.00.

1. March expenses (see attached).
2. As of 12/31/2022, 1 member has not paid their 2021, 2022 or 2023 HOA dues. This house was in foreclosure, until recently, more information is needed. Their trash service has been suspended until further notice. This member has not been seen or heard from since late 2020 / early 2021. *The board needs to consider filing a lien or other collection options on this property. Note, email sent requesting more information to the law firm that's handling foreclosure proceedings for the bank.*
3. All the rest of the HOA members have paid or are making installment payments on their 2023 HOA assessments, and optional recycling.
4. Landscape Maintenance: CorBran's contract was renewed for 4/1/2023 to 3/31/2024. We should be restarting the irrigation in late April or early May.
5. Snow removal is being handled by member Dennis Delahoy, with Frank Hibbitts being the back up when he is gone.
6. Need to transfer \$267 to the Social Fund, once the social committee is ready.
7. Tax returns were filed in early April as required.

IV. Webmaster Report:

Just need to post recent minutes and current insurance certificate.

V. Old Business:

VI. New Business:

VII. Architectural Review Committee:

5555 Sample Way. Amy sent an email on 2/2/23, asking for details and a plan on the relocation of the barberry bushes and the possible relocation of the Mugo pines and Norway Spruce that were planted in the right of way without prior HOA approval.

5475 Sample Way rear deck replacement and adding stairway from deck to their backyard. The Board voted 3-0 to approve via email, with member not responding. *Note: This was originally approved over a year ago, but since approvals are only valid for one year, the board needed to review this request again.*

Jeff proposed painting the mailboxes. He's asking the post office if they can be painted. We need to take a close look the mailboxes during the next HOA walkthrough.

VII. Neighborhood covenant and bylaws enforcement:

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

Note: HOA board did a neighborhood walkthrough on March 12, 2023. See attached Agenda attachments.

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 repair the two large cracks Navin this past Fall (2023), along with filling a lot of the cracks in the pavement, but still has much to do.

VIII. Community Events.

Social report:

HOA Board of Directors meeting will be at 6:30 on 5/24/23 at 3.14 Pi Bar, 5152 Centennial Blvd.

Agenda Attachments

March Expense Report

		Type	Date	Memo	Account	Amount
GFL Environmental Inc						
		Bill	03/01/2023	March trash & recycling	Trash & recycling Expense	\$ 1,115.41
Total GFL Environmental Inc						\$ 1,115.41
Intuit						
		Check	03/02/2023	ACH transfer fee	Bank Service Charges	\$ 3.00
Total Intuit						\$ 3.00
Pinnacol Assurance						
		Check	03/17/2023	Workman comp. renew al 4/1/23 to 4/1/24	Insurance Expense	\$ 554.00
Total Pinnacol Assurance						\$ 554.00
TOTAL						\$ 1,672.41

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

		Sample Way					
		Enforcement Action Report		as of 12-Mar-23			
Address	Street	Issue	Courtesy ltr Date	Follow up date	Notes	Warning Ltr date	Result
5460	Sample						
5465	Sample						
5470	Sample						
5475	Sample						
5480	Sample						
5485	Sample						
5490	Sample						
5495	Sample						
5505	Sample	trim low hanging tree branch over sidewalk					
5510	Sample	trim bushes in right of way, down to 3 feet					
5515	Sample						
5520	Sample						
5525	Sample						
5530	Sample						
5535	Sample	noxious weeds	email 4/27/2022	No change 6/12, 7/12, 8/20,9/19 & 10/11 & 1/7/23	Submitted to City code enforcement 8/20 & 9/19. Case is on going with the city.		
		Law n maint. Needed (5/17)		No change 6/12, 7/12, 8/20,9/19 & 10/11 & 1/7/23			
5540	Sample						
5545	Sample	Need to stain new fence boards to match existing.		No change 6/12, 7/12 8/20 & 9/19, 1/7, 3/12	New fence installed May. Just waiting on staining to match existing		
5550	Sample						
5555	Sample	landscape changes only partly approved (2 trees approved, bushes have not been approved).		No change 6/12, 7/12, 8/20, 9/19 ,10/11 & 3/12	Waiting on submittal of plant details.		
5560	Sample						
5565	Sample						
5570	Sample						
5575	Sample	Need to trim branches and bushes encroaching on sidewalk			Better on 10/11, still needs work. No Change 1/7/2023 & 3/12		
5575	Sample	Tentants consistantly blocking sidewalk in violation of city code and parking bylaw s, at times is forces pedresation into the street.					
5580	Sample						

		Flag Way					
		Enforcement action report		12-Mar-23			
Address	Street	Issue	Courtesy ltr Date	Follow up date	Notes	Warning Ltr date	Result
5440	Flag						
5445	Flag						
5450	Flag						
5455	Flag						
5460	Flag						
5465	Flag						
5470	Flag						
5475	Flag	weeds and thistle in lawn			ok 9/19 & 10/11, Pend until spring		cont. to monitor
5480	Flag						
5485	Flag	need to trim low braches 9/19			no change 10/11/22 & 1/7/23		
5490	Flag						
5495	Flag						
5505	Flag						
5510	Flag						
5515	Flag						
5520	Flag						
5525	Flag	Need to plant 2 xeriscaping bushes to provide landing screening of existing elect. equip. on side of house.			no change on 3/12		
5530	Flag						
5535	Flag						
5540	Flag						
5545	Flag						
5550	Flag						
5555	Flag						
5560	Flag						
5565	Flag						
5570	Flag	crumbly side walk			Submitted request to city to replace this sidewalk on 8/10/20.		
5575	Flag	Weeds and dead grass (new June 2022)			Pend until spring 2023		
5580	Flag						
5585	Flag						
5590	Flag						
5595	Flag						