

Pinon Ranch HOA - Board Meeting Minutes

Date: June 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; Molly Geronazzo, Member at large. Frank Hibbits, Manager.

Call to Order at 6:34pm, Confirm Quorum (a majority or 3). Jeff motions to Accept minutes from April. Motion passes 4-0.

I. Board Member Comments: None

II. HOA Member Comments: None present.

III. Manager Report:

Banking:

Account Balances of 5/31/2023: Checking account \$30,111.53, Savings (Replacement Reserves) \$11,067.13 and PayPal \$10.00.

1. April & May expenses (see attached).
2. As of 6/10/2023, 1 member has not paid their 2021,2022 or 2023 HOA dues. This house was in foreclosure, until recently, but the foreclosure action was cured so they withdrew the proceedings. This property is also current on their property taxes. 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 (see new Business).*
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 is currently handling this.
5. On June 6, 2023, we passed the required yearly backflow prevention testing.
6. Need to transfer \$267 to the Social Fund, once the social committee is ready.

IV. Webmaster Report:

V. Old Business:

VI. New Business:

1. SB23-178 RECOMMENDED POLICY ON XERISCAPING AND OTHER WATER-WISE LANDSCAPING REQUIREMENTS
On May 17, 2023, Governor Polis signed SB23-178. The new law revises C.R.S. §38-33.3-106.5 of CCIOA, part of which addresses the use of xeriscape and drought-tolerant landscaping. The highlights of the new bill are explained below. SB23-178 requires associations of detached single family home communities to allow the following:

- The use of xeriscape, nonvegetative turf grass (“artificial turf”), and drought-tolerant or nonvegetative landscape on property for which the owner is responsible. This includes the following areas: (i) limited common elements, (ii) right-of ways, and (iii) tree lawns, assuming the owner is responsible for maintaining such areas.
- Vegetable gardens in the front, back, or side yard of an owner’s property. Associations of detached single family home communities may still adopt design or aesthetic guidelines that apply to: (i) drought-tolerant vegetative or nonvegetative landscapes, or to (ii) vegetable gardens, or that: (iii) regulate the type, number, and placement of drought-tolerant plantings and hardscapes, but such guidelines must:
 - Not prohibit artificial turf in the backyard;
 - Not unreasonably require the use of hardscape on more than 20% of the landscaping areas of an owner’s property;
 - Allow an owner an option that consists of at least 80% drought-tolerant plantings; and
 - Not prohibit vegetable gardens in the front, back, or side yard of an owner’s property. In addition, associations of detached single family home communities must adopt at least three pre-approved water-wise landscaping designs for installation in the front yards. Associations may select from the Colorado State University Extension Plant Select organization’s “downloadable designs” list, or from a municipality, utility or other entity that creates such garden designs. Associations of attached single family home communities, while not subject to the above, must still allow the use of xeriscape, artificial turf (in the backyard only), and drought-tolerant or nonvegetative landscape on property for which the owner is responsible pursuant to C.R.S. §38- 33.6-106.5(1)(I)(A) of CCIOA, which has not changed under SB23-178. And, such associations may still adopt design or aesthetic guidelines similar to those discussed above. SB23-178 also revises C.R.S. §37-60-126, which concerns water conservation and drought mitigation in general. The changes in C.R.S. §37-60-126 are similar to the ones made to CCIOA above.

Management recommends that we have our attorneys draft a new landscape / xeriscaping policy in compliance with Colorado Law for \$495. Note the new law goes into effect on August 9, 2023. Amy motions to approve, Molly seconds. Motion passes 3-1 (with Jeff voting no).

2. File a lien on 5535 Sample Way for unpaid HOA dues for 2021, 2022 and 2023.
As of 6/10/2023, 1 member has not paid their 2021,2022 or 2023 HOA dues. This house was in foreclosure, until recently, but the foreclosure action was cured so the bank withdrew the foreclosure. This property is also current on their property taxes. 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 agreed to proceed with this motion that was passed at the last meeting.
3. 30 yard roll off dumpster. A few members have asked if we are going to get one this year. The cost is the same as last year, \$350. We do have it covered in our trash budget. *Note; GFL has recently brought out by Republic Services so we will need to reconfirm if they will honor quote from GFL.*

Motion passes with a 4-0 vote. Will be scheduled for the weekend of 8/4 to 8/7. Dumpster will be place in the same location as last year on Navin.

VII. Architectural Review Committee:

5490 Sample Way; proposal to replace existing patio and backyard lighting. Requested approved via email with 3-0 (Amy, John & Jeff voting yes. No response from Molly). Approval letter sent on 5/5/23.

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. Update 6/11/23, The barberry bushes have been removed. Approval letter will need to be sent.

5585 Flag Way proposal to remove the existing front patio handrail. Note, the handrail was not part of the original build, and many of the other houses in our HOA don't have handrails around the front patios. Requested approved via email with 4-0. Approval letter sent on 5/18/23.

5580 Flag Way proposal for large 22' x 13.83' awning structure for the southside of their home starting at the eastern fence line and ending about 5.5 to 7 feet of the southern property line. This would cover an existing 22' x 12' concrete pad that is behind the fence. They propose to match the existing roof singles. Requested approved with Molly & Jeff voting yes, John voted no and Amy abstained.

5495 Flag Way driveway replacement and widening. Their proposal meets the HOA driveway guidelines. Request approved 4-0. Approval letter sent via email on 6/26.

5575 Flag Way Concrete edging to replace the existing plastic and rock edging. Request approved 4-0. Approval letter sent via email on 6/24.

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. Next walkthrough scheduled for July 9, 2023 at 4pm. 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:

Next HOA Board of Directors meeting will be on Tuesday July 18, 2023, at 6:30 (location to be determined).

Agenda Attachments

April & May Expense Report

	Type	Date	Num	Memo	Account	Amount
6510 Property Management						
	Bill	05/11/2023	50	March - May mgt fee	Administrative Services	\$ 630.00
	Bill	05/11/2023	50	Trash & Recycling March - May mgt fee	Trash & recycling admin.	\$ 167.31
	Bill	05/11/2023	50	Snow removal & Ice melt (Jan to Feb)	Snow removal	\$ 270.00
	Bill	05/11/2023	50	3 delinq. statements	Late fee - HOA dues	\$ 36.00
	Bill	05/11/2023	50	Minutes Feb & March	Administrative Services	\$ 50.00
Total 6510 Property Management						\$ 1,153.31
Corbran's Landscaping, LLC						
	Bill	04/15/2023	24393	April maint. as per contract	Law n & Tree Maintenance	\$ 565.00
	Bill	05/21/2023	24640	monthly maint.	Law n & Tree Maintenance	\$ 565.00
	Bill	05/21/2023	24640	replaced backflow & repaired underground line etc.	Irrigation equipment repairs	\$ 164.00
Total Corbran's Landscaping, LLC						\$ 1,294.00
GFL Environmental Inc						
	Bill	04/01/2023	60399751	April trash & recycling	Trash & recycling Expense	\$ 1,115.41
	Bill	05/01/2023	60763819	May trash & Recycling	Trash & recycling Expense	\$ 1,115.41
Total GFL Environmental Inc						\$ 2,230.82
The Ricks Group CPA's						
	Bill	04/04/2023	94279	2022 State & Fed. tax returns	Professional Fees	\$ 435.00
Total The Ricks Group CPA's						\$ 435.00
TOTAL						\$ 5,113.13

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

		Flag Way					
		Enforcement action report		21-Jun-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	Dead spots in lawn 6/11					
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 & 6/11		
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						
5580	Flag						
5585	Flag	Weeds in rocks					
5590	Flag	Weeds in rocks and back yard					
5595	Flag						

		Sample Way					
		Enforcement Action Report		as of 21-Jun-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. And again on 6/20/23. Case is on going with the city.		
		Law n maint. Needed (5/17)		No change 6/20			
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.		
5555	Sample	Broken fence and gate (New June 2023)					
5560	Sample						
5565	Sample						
5570	Sample						
5575	Sample	Need to trim branches and bushes encroaching on sidewalk			ok on 6/20. Close issue		
5575	Sample	Tentants consistantly blocking sidewalk in violation of city code and parking bylaw s, at times is forces pedresation into the street.			no change 6/20		
5580	Sample						