

Pinon Ranch HOA - Board Meeting Minutes

Date: July 18, 2023

Time: 6:00pm

Place: Starbucks 3239 Centennial Blvd.

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

Meeting called to order at 6:00pm, quorum confirmed (a majority of 3). John motions to accept minutes from June. Motion passes 4-0.

I. Board Member Comments: None.

II. HOA Member Comments: None present.

III. Manager Report:

Banking:

Account Balances of 6/30/2023: Checking account \$28,239.24, Savings (Replacement Reserves) \$11,067.50 and PayPal \$10.00.

1. June expenses (see attached).
2. As of 7/14/2023, 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. This matter has turned over to our attorneys to start the collect process and file a lien on the property if he does not respond to the final demand for payment.
3. All the rest of the HOA members have paid their 2023 HOA assessments, and optional recycling.
4. Landscape Maintenance: CorBran's is currently handling this.
5. Need to transfer \$267 to the Social Fund, once the social committee is ready.
6. In process of getting a bid for re-staining the HOA fence and replacing 3 to 6 boards.

IV. Webmaster Report: There was discussion about possibly adding table of contents to help with clarification about changes in Colorado law or covenant amendments that override the certain sections of the original covenants. Or just adding a general statement that certain sections have changed and to look and the amendments for details.

V. Old Business:

VI. New Business:

1. SB23-178 RECOMMENDED POLICY ON XERISCAPING AND OTHER WATER-WISE LANDSCAPING REQUIREMENTS
See attached. Need to vote on the Policy language as attached. Molly motions to accept as written, motion passed 4-0.

We also need to consider coming up with 3 preapproved landscape plans from as mentioned in the new law.

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.

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

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. Approval letter needs need to be sent.

5580 Flag Way proposed house color changes: House: SHERWIN WILLIAMS - Adaptive Shade, Trim: VALSPAR - Sable Evening, Small Accent Diamonds: SHERWIN WILLIAMS - Barn Red

Molly and John voted yes via email, no response from Jeff. *Amy abstained. Motion passes 2-0.*

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 July 9, 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:

Yard sale date is Saturday 7/29

HOA community 30-yard dumpster Aug 4 to 8th

Ice Cream Social date TBD.

Meeting adjourned at 6:54 pm.

The next HOA Board of Directors meeting will be at 6:00pm on Wednesday August 23rd at Starbucks 3239 Centennial Blvd.

Agenda Attachments

June Expense Report

	Type	Date	Num	Memo	Account	Amount
Backflow Tech						
	Bill	06/10/2023	150604	yearly required backflow preventor testing	Irrigation equipment repairs	\$ 121.50
Total Backflow Tech						\$ 121.50
Colo Spgs Utilities						
	Bill	06/01/2023		2810 CF	Utilities	\$ 119.09
	Bill	06/01/2023		connection fee	Utilities	\$ 30.00
	Bill	06/01/2023		strom w ater fee	Utilities	\$ 9.89
	Bill	06/21/2023		w ater 7205 CF	Utilities	\$ 497.15
	Bill	06/21/2023		conection charge 29 days	Utilities	\$ 53.50
Total Colo Spgs Utilities						\$ 709.63
Corbran's Landscaping, LLC						
	Bill	06/16/2023	24742	Monthly maint.	Law n & Tree Maintenance	\$ 565.00
Total Corbran's Landscaping, LLC						\$ 565.00
GFL Environmental Inc						
	Bill	06/01/2023	061326508	June Trash & Recycling	Trash & recycling Expense	\$ 1,115.41
Total GFL Environmental Inc						\$ 1,115.41
TOTAL						\$ 2,511.54

Neighborhood covenant and bylaws enforcement - Inspection Report and Log:

		Flag Way					
		Enforcement action report		9-Jul-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 branches 9/19			no change 10/11/22 & 1/7/23		
5490	Flag						
5495	Flag						
5505	Flag						
5510	Flag	w eeds					
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		
5525	Flag	w eeds					
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 front and back yard					
5595	Flag						

		Sample Way					
		Enforcement Action Report		as of 9-Jul-23			
Address	Street	Issue	Courtesy ltr Date	Follow up date	Notes	Warning Ltr date	Result
5460	Sample						
5465	Sample						
5470	Sample						
5475	Sample	Garage door and trim need paint (new 7/23)					
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	weeds					
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	weeds					
5555	Sample	weeds					
5555	Sample	Broken fence and gate (New June 2023)					
5560	Sample						
5565	Sample						
5570	Sample						
5575	Sample	weeds					
5575	Sample	Tenants consistently blocking sidewalk in violation of city code and parking bylaws, at times is forces pedestrians into the street.			no change 6/20. 7/9/23 getting better		cont. to monitor
5580	Sample						