

August 7,2023
6 PM
Board meeting Minutes

Call Meeting to Order-

Meeting was called to order at 6:01

In attendance were board members President Armand Massie, Vice President Ozzy Elrhazoui, Secretary Judith Stokes Treasurer Becky Brinkerhoff, Designated Agent Community Member Terry Smith

Division of HOA work going forward as Stokes and Brinkerhoff are transitioning out.

Becky and Judith provided a couple of pages of the action items that they have been responsible in covering for the community and that will need to be provided by the board going forward. Armand will put together a matrix of this and other work so that it can be distributed among the board members to assure that it gets handled going forward after the end of the terms currently being served by Judith and Becky.

Front Entrance (landscaping / snow removal)

There was a discussion of the work that has been done to date by Hughes landscaping . Becky was advised to withhold payment until Armand has had an opportunity to have a discussion with the office. It was noted that the rain, new staff, and communication of what was to be done may have prevented them from excelling. With those things remedied, it is expected that there will be excellence.

Armand will also seek a bid from Hughes for providing **snow removal** at the front entrance. Once their bid comes in, the board can consider seeking other bids as well, if needed.

Ozzy has identified plants for the West side of the front entrance where he is spearheading a beautification effort. He has been negotiating on price and given the \$500 budget how the board can get the most impact. Ozzy and Armand are partnering to get best price and then Ozzy is leading the effort to get the work completed this year with the help of community volunteers he has contacted.

East side of the Front Entrance has sediment that needs to be removed, bricks that need to be placed to provide a barrier, possibly new ground cover and rocks. Armand is seeking a bid from Hughes for this work.

LED light part has been ordered and has been shipped. Once arrival Mr. Smith will work to schedule his time to change it out and get it up and running.

New board members

Though there has been no one yet formally saying they will run for the board; two people have indicated an interest. We need to continue to encourage Homeowners to volunteer their talents and serve their community on the Board or if needed as a Designated Agent.

New HOA Task Force and the ramifications

While the information of the new State Wide HOA Task Force that was established in the last legislative session was distributed to our homeowners for their awareness, we are not aware who has been selected to serve on this task force nor have we seen the time frame yet for the work to be shared. It was determined that the board will work to stay abreast of the work of this task force and any impact on the Pinery Pointe community.

New homeowner orientation.

Discussion on the need to have a mechanism to welcome new homeowners and assure that they understand the need to follow the covenants and the ARC process.

Welcome letter will be drafted that can be sent to each new homeowner after closing. Becky will put within her process of working with the title companies and/or realtors the request for emails upon closing.

Discuss increase in transfer fee

Board discussed how the current transfer fee is very low and would benefit the community to have it increased. There was a proposal for it to be increased to \$100 beginning October 1, 2023 and unanimously agreed upon by the board.

Mailbox Paint purchase and promotion and storage (other paint-light pole?)

Board unanimously agreed to purchase 1 gallon of mail box paint for HOA community use. Judith will purchase, Sherman Williams exterior paint, on behalf of the board. Armand will store and manage the check out process for community members. Once purchase is complete community will be encouraged to provide upkeep to their boxes.

Light poles were also considered but not viewed as viable since there are so many different colors of light poles. The expectation is that community members buy their own spray paint and keep their light poles attractive.

Bank Access -Transfer of authorized Board member

Within the next two weeks Armand and Judith will complete this action item.

ARC submission deadlines and process

Discussion that the process needs to clearly be communicated so that the board is not continually rushed to support community members in getting their projects approved so that their work can be done.

Judith will put together a draft for the board to review. The goal being to better support the board, community members and the Pinery ARC. The intent is to provide guidelines for what to do as well as timelines for submission and expectation of each party.

Discuss deadline date for budget preparation

Becky will provide a draft of the 2024 budget proposal for the Board to review by the week of October 1, 2023.

Contacts for Quality Electrical support when Mr. Smith is not available

The board discussed the need and determined that it appears that Electrical support is the one area where the board would have exposure. For sprinkler and waterline issues Hughes Landscaping is under contract so that would be our first point of contact.

For electrical it was noted that Parker Electric, Inc has served Armand well in the past and they are noted as having served others in the community. The board agreed to reach out to them when needed. Parker Electrical Inc.

1689 Progress Ln Parker, 80134-9205

(303) [841-5448](tel:841-5448)

HOA mail-send through HOA site

It was discussed that with new board members as well as the community that communications need to go through the HOA mail so that there is proper capturing of content and exchanges. Some community members go direct to the individual board members email which then requires that the board member make sure in their reply that they do so via the Pinery Pointe HOA mail.

Neighborhood condition- review

There are a couple of homes that need to be addressed prior to the annual meeting and Armand has agreed to make contact with each and encourage that the issues be addressed promptly.

For the remainder of the community it was discussed how it has with age certainly not kept the beauty and pride in appearance that was in the first Decade it was established. There is agreement among the board that this needs to be addressed so that the community is a desirable place to live and that the homeowners home values are not negatively impacted by the overall appearance of the neighborhood. It was discussed that while the board continues to address improvements for the Front Entrance that a few homes or segments of the community can detract from the overall value that homeowners investing in this community could expect.

How to set up consequences for violating the Covenants. Who and how to enforce to assure that the home values and appeal of this community are maintained.

Board discussed the idea of calling for a committee consisting of a homeowner from each culdesac and 2 from along Windwood Way to provide guidance in this area for the board. The expectation would be that each person would represent the views of the neighbors within their area. Seeking input from as many as possible and as a group after considering the input come up with a workable plan that could be considered by the HOA Board.

It was decided by the board that this should be a topic to discuss at the upcoming Annual Meeting and then possibly look to proceed in the 2024 time frame.

Date to establish agenda for the upcoming Annual Homeowners meeting and any other prep needed

Board agreed to meet on October 10,2023 location TBD. Purpose of this meeting is to prepare for the Annual Meeting scheduled to be held on November 9, 2023.

Reserve room and make sure that materials are available as well as communicate to the community?

Judith will make arrangements. The time to start will be 7PM with the time scheduled to end being no later than 8:30 PM.

Other

Continued recognition that while most homeowners have their dogs on leashes when walking that there are still the occasional deviation. It needs to be stressed that this is a Douglas County Violation as well as not in line with the Pinery Pointe Covenants.

Ozzy brought up the repair needed to some of the sidewalks within Pinery Pointe. Judith will check with Douglas County to determine what steps can be taken to address this concern.

Meeting Adjourned- 8:44 PM