**Pinon Woods III Board of Directors Meeting**

**January 18, 2023, at 4:00 pm**

**Meeting Location: Hartman residence**

**Attending:** Joanne Adams, Teresa Allen, Scott Hansen, Chris Hartman, Michael O’Hara, Keith Peterson, Darcey Philpot, and Joan Steninger

**Excused:** Frank Palumbo

The meeting was called to order at 4:00 pm by President, Chris Hartman.

**Approval of November 30, 2022, Board Meeting Minutes:** Keith Peterson moved to approve the minutes from the November 30, 2022, board meeting, and Joanne Adams seconded. The minutes were unanimously approved.

**President’s Report:** Chris Hartman submitted the following message.

2022 has given way to 2023, and I would like to suggest that each of us consider a New Year’s Resolution that could help your community and enrich your life at the same time. The resolution would be (drum roll not needed since you may already see what is coming…..) to get involved with your Pinon Woods III Homeowner’s Association!!!

There is a dedicated group of volunteers who quietly but effectively keep our HOA running day in and day out, but there is never a shortage of tasks to address and issues to resolve. The best way to do that is to commit to meeting the challenges head on, and at the same time, find ways to inject new ideas and new enthusiasm into the process. That is where you come in.

Your involvement could come in many ways, large and small, formal, and informal. You will soon be hearing from the Nominating Committee about openings on the HOA Board of Directors that will need to be filled for 2023. In addition, there will be opportunities to serve in other ways such as joining committees, hosting gatherings, doing audits, and keeping your neighbors informed when you become aware of issues that concern us all.

I hope that you will consider how you might commit to a New Year’s Resolution such as this. I cannot offer any rewards more tangible than simply the satisfaction of being part of the PWIII team and getting to know your neighbors better. But I would like you to know that this team appreciates its members and sincerely desires to welcome new ones.

Sincerely,

Chris Hartman

President, Pinon Woods III Homeowners Association

**Treasurer’s Report:** Please see the attached financial statement December 31, 2022, submitted by Keith Peterson. Keith noted that the financial report is the same as his last report of October 31, 2022. Darcey Philpot made a motion to approve the financial statement and Teresa Allen seconded. The statement was unanimously approved.

**Secretary’s Report:**

Darcey reported that she is currently preparing the materials for the annual meeting and dues collection period. She reminded everyone that dues will be $30 per lot this year. By law, the annual meeting notice must be sent via the U.S. Postal Service. Darcey will have the information in the mail on March 1, 2023.

To ensure that you receive your dues notice in a timely manner, please send any mailing address updates to: [info@pw3hoa.com](mailto:info@pw3hoa.com). Those of you that split your time between two residences, please advise which mailing address should be used when your dues notice is mailed.

**Architectural Control Committee (ACC):** Scott Hansen reported that he provided clarification for one owner regarding a for-sale sign on their lot.

The committee recently approved landscape plans for a new home at 135 Alta Vista Dr.

Scott was recently contacted by a real estate agent on behalf of a couple interested in purchasing a lot in Pinon Woods III. They wanted to put a modular home on the property. After reviewing the plans with the other members of the ACC, Scott, on behalf of the ACC, informed the agent that the modular home would not receive approval. Scott noted that this is the second inquiry in this last year regarding a modular home. The first request was denied as well.

**Big Park Regional Coordinating Council (BPRCC):** The minutes from the January 12, 2023, meeting of the BPRCC have been posted to the HOA website.

Paul Sullivan has been our BPRCC Council Representative for years and would like to step-down. Marianne Langridge has agreed to serve as the BPRCC alternate until such time that she and Paul set a transition date for her to assume the primary representative role. Once Marianne assumes the representative position, we will recruit for an alternate representative. If you are interested in being the alternate representative, please send an email to the HOA at: [info@pw3hoa.com](mailto:info@pw3hoa.com). The board would like to thank Christine Stugeon for serving as our alternate representative since February 2022.

**Website Report:** Frank Palumbo submitted an email advising that there are no changes since his last report for the November 30, 2022, meeting.

**Old Business:**

**Weeds:** Scott Hansen reported that given the amount of rain we have experienced this winter, there are more weeds than normal. At this point, the issue is not significant enough to warrant intervention from the HOA.

**Nominating Committee:** Joan Steninger reported Ofelia Goma and Lynne Sullivan have agreed to serve on the Nominating Committee this year. Owners can expect to receive a letter from the Nominating Committee in early February. We have two board vacancies this year to fill.

**New Business:**

**Finalizing the Agenda and setting the location for the 2023 Annual Meeting:** Darcey Philpot provided board members with the proposed agenda for the April 11, 2023, Annual Meeting. It was agreed that we would not have a speaker at the annual meeting. At the end of the meeting, we will adjourn for refreshments and visiting. Rather than having a potluck, the board decided to purchase food this year. To help us determine how much food to purchase, owners will be asked to note on the ballot if they plan on attending the annual meeting in person. Ballots are due back one week before the annual meeting.

Joan Steninger offered her driveway for the annual meeting. Those attending will need to bring a chair. There is plenty of parking on Pebble Dr. and surrounding streets for those driving to the meeting. The meeting location will be published in the annual meeting notice.

**Open Forum:** There was nothing for open forum.

**Date and Time of Next Board Meeting:** With no pressing matters that need to be addressed before the annual meeting, the next board meeting is scheduled for Thursday, April 13, 2023, at 4:00 pm mountain standard time. The meeting will be held at the Hartman residence.

**Adjournment:**  Keith Peterson made a motion to adjourn the meeting and Joanne Adams seconded. The motion passed unanimously, and the meeting was adjourned at 4:50 pm.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com