**Pinon Woods III Board of Directors Meeting**

**May 18, 2022, at 4:00 pm**

**Meeting Location: Hartman residence**

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

**Participating via Zoom:** Joanne Adams and Darcey Philpot

**Excused:** Frank Palumbo

**Guest:** Lee Murphy

The meeting was called to order at 4:07 pm by President, Chris Hartman.

**Approval of April 14, 2022, Board Meeting Minutes:** Chris Hartman moved to approve the minutes from the April 14, 2022, board meeting, and Keith Peterson seconded. The minutes were unanimously approved.

**President’s Report:** Chris Hartman has fire prevention pamphlets from Firewise USA. If any owner would like a copy, they are welcome to stop by the Hartman residence to pick one up. For those unable to do so, but interested in the information, a photo of the pamphlet will be taken and posted on the HOA website.

**Treasurer’s Report:** Please see that attached financial statement for April 30, 2022. Keith Peterson reported that he filed our tax return for the fiscal year ending March 30, 2022, and it has been accepted by the IRS. Michael O’Hara made a motion to approve the financial statement and Scott Hansen seconded. The statement was unanimously approved.

**Secretary’s Report:**

**Annual Dues:** Darcey Philpot reported that as of May 17, 2022, we have received the annual dues payments for 68 of the 70 properties in PW III. A registered letter was mailed to the owner of the two delinquent properties on April 26, 2022, requesting that payment of the annual dues and late fees be made by May 9, 2022. On May 17, 2022, a check was submitted, but not for the full amount due. Darcey will reach out to the owners and ask that they pay their remaining balance.

**Architectural Control Committee (ACC):** Scott Hansen reported that an exterior paint color was approved for a house on Fox Trail Loop. The committee also gave final approval for house plans for a lot on High Point Court.

**Big Park Regional Coordinating Council (BPRCC):** The latest minutes from the BPRCC were posted to the HOA website on May 17, 2022.

**Website Report:** Darcey Philpot reported for Frank Palumbo. The GoDaddy account for our website and email has been renewed. All email and website processing are current and complete.

**Old Business:**

**Weeds:** Teresa Allen asked if letters have been sent to homeowners whose weeds are rampant. She noted that one particular property is filled with weeds. Scott Hansen reported that last year he knocked on the doors of property owners whose weeds were problematic, asking them to clean up their lots. This proved to be successful. Scott will do so again and if the owner fails to take the appropriate action, then a letter will be sent.

**Rules Committee:** The board reviewed the proposed rules and regulations drafted by the Rules Committee. There was much discussion, and several edits were suggested. Chris Hartman will collate the revisions and send out via email for the board members to review and respond to before the next board meeting.

**New Business:** There was no new business.

**Open Forum:** Scott Hansen noted that while our CC&R’s say that new homes shall be constructed within 9 months of commencement of construction, such a timeline is currently impossible given supply chain and labor issues.

**Date and Time of Next Board Meeting:** The next board meeting is scheduled for Wednesday, July 13, 2022, at 4:00 pm mountain standard time.

**Adjournment:**  Michael O’Hara made a motion to adjourn the meeting and Teresa Allen seconded. The motion passed unanimously, and the meeting was adjourned at 5:48 pm.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com