**Pinon Woods III Board of Directors Meeting**

**July 13, 2022, at 4:00 pm**

**Meeting Location: Zoom**

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

**Excused:** Joanne Adams

The meeting was called to order at 4:02 pm by President, Chris Hartman.

**Approval of May 18, 2022, Board Meeting Minutes:** Keith Peterson moved to approve the minutes from the May 18, 2022, board meeting, and Michael O’Hara seconded. The minutes were unanimously approved.

**President’s Report:** Please see the attached President’s report submitted by Chris Hartman.

**Treasurer’s Report:** Please see that attached financial statement for June 30, 2022, submitted by Keith Peterson. Darcey Philpot made a motion to approve the financial statement and Teresa Allen seconded. The statement was unanimously approved.

**Secretary’s Report:**

**Annual Dues:** Darcey Philpot reported that two properties have still not paid their dues in full. The registered letter sent to the owner of the two properties on April 26, 2022, was returned, as they failed to claim it. On June 20, 2022, Darcey sent another letter, not registered, asking them to pay their remaining balance. If they do not respond, no further action will be taken until next year’s due collection period.

**Architectural Control Committee (ACC):** Scott Hansen reported that he discussed Dark Sky compliant fixtures with the new owners of a house on Pebble Dr. The Architectural Control Committee turned down a request for asphalt shingles and un-tinted grey concrete for a home under construction on High Point Court.

**Big Park Regional Coordinating Council (BPRCC):** The latest minutes from the BPRCC were posted to the HOA website on July 12, 2022. Chris Hartman thanked Frank Palumbo for the seamless posting of the minutes, which keeps our owners apprised of the business of the BPRCC.

**Website Report:** Frank Palumbo reported that all website content and email is up to date,

Our accounts with GoDaddy are paid in full and are set for auto-renew in April and May 2023.

**Old Business:**

**Weeds:** Scott Hansen reported that he had a conversation with the homeowner of a house with rampant weeds. The owner agreed to address the issue and Scott will follow-up.

**Rules Committee:** The board reviewed the revisions, edits, and additions, to the proposed rules and regulations that were presented at the last board meeting. A few more revisions were suggested, and Chris Hartman will incorporate them and send them our for the board’s review prior to the next board meeting.

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

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

**Date and Time of Next Board Meeting:** The next board meeting is scheduled for Wednesday, October 26, 2022, at 4:00 pm mountain standard time.

**Adjournment:**  Michael O’Hara made a motion to adjourn the meeting and Scott Hansen seconded. The motion passed unanimously, and the meeting was adjourned at 5:20 pm.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com