President’s Report

Pinon Woods III HOA

March 2, 2021

Have you visited our website recently? Thanks to Frank our website has been updated and refreshed. Looks great, Frank. Thank you.

The board all signed off by written consent the appointment of Scott MacDonald to a three-year-appointment to the ACC. Thanks for volunteering, Scott.

Thanks to Doug Bielanski, 90 Alta Vista Drive, for volunteering to be our Big Park rep alternate. May I have a motion and a second to appoint Doug Bielanski as the alternate rep to Big Park Regional Coordinating Council (Big Park), representing Pinon Woods III HOA until his successor is named.

Darcey works extremely hard at doing the minutes of our board meetings. At our March board meeting and all future meetings, Darcey will announce if a quorum is present and welcome guests as our first item of business. Thanks, Darcey, for the outstanding job you do keeping our minutes.

Board members/committee chairs/ etc. are asked to please submit a written report to the entire board prior to the board meeting. Darcey emailed all of us with the March meeting deadline. By doing so each board member has an opportunity to review reports in advance and be knowledgeable. When we set a board meeting date, we will also set a report deadline in the future. We only have access to free Zoom and are limited to thirty minutes. We want to use that time to focus on our agenda and complete it within the time limit. Also, any old business, new business or open forum items should be submitted to Darcey by the deadline. We understand things happen at the last minute. If that happens, please notify Darcey as soon as possible. We want our agenda to be as transparent as possible when it is sent to the community.

A community email was sent announcing the dues increase. The only responses were two property owners who wanted to pay their dues now.

A reminder - Frank’s email to the board regarding the website.

In order to streamline the process, please provide all requests for content additions, revisions, or Website format changes dIrectly to Jan Meyer.   These requests will be screened by Jan to avoid possible duplication and / or shared with me for feasibility and processing.

One lot in PWIII is in escrow – 70 Alta Vista Drive and 14 High Point Court (lot) just closed.

205 Pebble Drive – When this property sold in 2020, an incorrect deed was filed with the county. The result was the creation of two parcels: 405-49-090, 205 Pebble Drive LLC and 405-49-081A – Hope Johnson Estate. Presently, the Hope Johnson Estate is transferring 405-49-081A to 205 Pebble Drive LLC. Once that transfer is complete, the two lots owned by 205 Pebble Drive LLC will be combined into one lot. Please refer to Article III, Section 3.2 Division of Lots. For the purpose of collecting dues for 2021, we will have 71 lots unless the transaction is completed by March 1.

A huge shoutout to the Nominating Committee! Chris Hartman, 38 High Point Court, is a candidate for the board of directors. Thanks Chris. A huge thanks to the nominating committee for all their efforts.

Check your calendar. A board meeting, following our annual meeting, needs to be scheduled so officers may be elected.

On our agenda, under new business, is lawn maintenance. Hopefully, time will allow for discussion at our meeting. Unfortunately, some homeowners allow weeds to get out of control. Not only does this make the neighborhood unsightly, but the weeds also spread to other lots.

A huge thank you to the entire board for your dedicated service. Each of you have tirelessly given your time and resources. THANK YOU!

Jan