

2025 Pinery Pointe HOA Annual Meeting

November 20, 2025

Meeting Minutes

- Welcome Homeowners, start meeting at 7:04pm
- Establish a quorum (20% of members 13 homeowners)
 - Stacy M, Becky B, Hannah T, Mike S, Steve G, Sharon M, Linda K, Judith, Terry, Victor T, Steve M, Kevin J, Ozzy, Robyn, Armand,
 - 12 Proxy documents
- Budget Discussion
 - Review 2025
 - Hughes – Irrigation repair expenses; good customer service & fast responses
 - HBS – Contract Ends April 2026; Board will solicit bids for contractual services
 - Income was greater due to collection of fees & fines
 - Review 2026 proposed budget - no increase to Homeowner's Dues
 - Need new wreath & lights due to damage; can we spend some money to purchase new items?
 - Beautification efforts planned, irrigation needed
 - long term plan for mailboxes; vocational schools may have interest in participating in mailbox refreshes; BoD provide link for mailbox, numbering & the post assembly. Paint for mailboxes is available with BoD members.
 - Steve: Northeast corner – most ideas would increase expenses in insurance or water/irrigation.
 - What do we not want to go below in the savings account? Move the savings into a higher yield account; litigation and HOA enforcement can drive costs up. Prior detention pond expenses were \$10K - \$12K. Would like to see an investment in the front entrance to align with The Pinery. BoD will get some bids for this work.
 - Money for social expenses: summer party, or other events.
 - All in favor of ratifying the budget.
- Review 2025 accomplishments
 - Address property conditions
 - Not easy to address even after multiple attempts
 - Social media: [Facebook Page](#)
- Community Challenges
 - Parker growth
 - Mike S shares all Pinery Water information with the BoD. Sewer is increasing but water rates will not go up in 2026. Development on west side of Parker

Rd is still under review regarding the inclusions, and possible delays related to ground conditions.

- Property Conditions
 - Ask that neighbors talk with neighbors before escalating to the HOA BoD
- Community involvement
 - Ponderosa HS Parade
 - Tree lighting: Proposed as Friday, December 5th
 - Provide FB notice and emails
- Board Elections – New Board Member / Reelection
 - Sharon McKelvey & Robyn Miller are on the ballot
 - Unanimous votes for Sharon & Robyn
- Q and A
 - One resident has consulted with a housing attorney, and their review is that much of this is outdated, some things are contradictory with current Colorado homeowner rights (Clothes lines, right to garden, other items). It is expressed that there may be exposure in the current documents. HOA BoD will address the covenants to make sure they are aligned with applicable homeowner laws.
- Meeting adjourned 8:43pm