

# November 21, 2024 |

Hosts: Pinery Pointe HOA BOD: Armand, Ozzy, Robyn

Meeting commenced at 7:03pm

## **Agenda:**

1. Welcome Homeowners
2. Establish a quorum (20% of members = 13 homeowners)
  - a. Proxies have been provided by homeowners in attendance to meet the needed number
3. Budget Discussion
  - a. Review 2024
    - i. \$550 per home = \$32500 annual budget
    - ii. Hughes Landscaping: Overbudget, a la carte services, added field mowing, 2025 quote has been requested, BOD may solicit other bids.
    - iii. Website fee was over budget
    - iv. Quickbooks was over budget; program was old and "single user" format; new program is best suited for futureproofing
    - v. Liability insurance was over budget; the community has a blanket policy that meets HOA requirements. Required to have coverage for incidents that could occur in common areas. HOA law in Colorado are becoming more homeowner friendly (less HOA supportive laws).
    - vi. Final year in current contract with HBS that has a current escalator; possibly rebid.
  - b. Review 2025 proposed budget - no increase to Homeowner's Dues
    - i. Irrigation @ entrance is old, money will be moved to this category for 2025; community property is on the WaterSense program.
    - ii. The budget was unanimously ratified.
4. Review 2024 accomplishments

- a. Transition to Ozzy as BOD Treasurer position
  - b. Transition to Robyn for website responsibilities
  - c. E-payments made to HOA via Zelle
  - d. Resident Survey & subsequent Q&A follow up to homeowners
  - e. Address property conditions
    - i. Addressed long standing issues
  - f. Social media: [Facebook Page](#)
  - g. Resident Survey & subsequent follow up Q&A to residents
5. Community Challenges
- a. Parker growth
    - i. Development is occurring across Parker Rd; King Soopers and other commercial spaces.
    - ii. Scott Rd: apartment buildings and single family homes
    - iii. Bayou Gulch: 45 homes + 235 homes
    - iv. Is there enough water?
      - 1. Franktown Reservoir will continue to fill and provide water to the area
  - b. Water - Mike S

#### [Pinery Water District Board Meeting 11/2/24](#)

##### WISE

I [Mike] asked if there was any decision on the WISE project and the answer was NO, but a lot more discussion to take place at future meetings. Appears there has been considerable push back from all the other districts involved in the project and the WISE board is doing some reconsidering. (See my September meeting notes for more info)

##### Fees and Rates Increase

One customer complained about the fees and rates in general, especially the higher tiers. The board listened and voted to approve the new fees and rates as I reported last month.

Here's the fees and rates:

[https://pinerywater.com/wp-content/uploads/2024/11/2025\\_Rates\\_and\\_Fees-FINAL.pdf](https://pinerywater.com/wp-content/uploads/2024/11/2025_Rates_and_Fees-FINAL.pdf)

[https://pinerywater.com/wp-content/uploads/2024/11/Tap\\_Fees\\_2025\\_FINAL.pdf](https://pinerywater.com/wp-content/uploads/2024/11/Tap_Fees_2025_FINAL.pdf)

*In person presentation, Mike suggested homeowners enroll in Eye on Water:*

<https://pinerywater.com/eye-on-water/>

##### Budget

The board approved the 2025 budget with no real discussion. The district will end 2024 with \$23M in reserves and \$20M forecasted at the end of 2025.

Here's the budget:

<https://pinerywater.com/wp-content/uploads/2024/11/2025-Budget-October-Board-Mtg-Version-v1.pdf>

#### Other

A resident of Pinery South complained they were getting 'brown, smelly water' and the board said they would investigate.

#### Development

46 homes are planned to be built by the horse park off Bayou Gulch Rd.

No decision yet on the Thunder Project, 235 homes below Bayou Gulch Rd. They are waiting for the developer to agree to terms before inclusion into the district.

i.

- c. Property Conditions: As a result of the survey, BOD will be more explicit in property evaluations and suggestions/directions to homeowners in order to uphold the standards of the neighborhood, as required by our covenants.

#### 6. HOA Regulation

#### 7. Community involvement

- a. Adopt-a-Road
- b. Ponderosa HS Parade
- c. Tree lighting: Proposed as Friday, December 5<sup>th</sup>

#### 8. Q and A & Open Discussion

- a. An attendee suggested that there be an incentive program associated with encouraging homeowners to be active on the HOA BOD.
- b. Attendees discussed the beautification of the vacant area at the east entrance; possible garden opportunity for the neighborhood.
- c. Attendees discussed standardization of mailboxes and how to ensure ease of compliance.

#### 9. Adjourn