



HOMEOWNERS ASSOCIATION MEETING MINUTES

March 22, 2023

5:30-7:00 PM

Parker Library

Second Floor Conference Room

20105 Mainstreet, Parker, CO 80138

DATE AND TIME:

The Board of Directors' Meeting of the Pine Bluffs Community Association (referred to hereinafter as "Owners") was held on Wednesday, March 22, 2023, at the Parker Library at 20105 Mainstreet, Parker at 5:30 PM.

I. CALL TO ORDER

On behalf of the Board, Director Misgen called the meeting to order at 5:31 PM.
Directors Present: Amber Misgen, Teri Burley, Kevin Heern, Mark Shrode.

Also, Present: Teleos Manager, Anna Stewart recording the minutes.

Homeowners Present: Sign-in sheet available upon request.

II. ESTABLISHMENT OF QUORUM

A quorum of the Board of Directors was present to conduct business.

III. BOARD INTRODUCTIONS- ELECTION OF OFFICERS

The Board introduced themselves. Upon a motion duly made by Director Burley to make no changes to the existing officers. The motion was seconded by Director Heern and upon vote the motion is approved.

IV. APPROVAL OF November 10th, 2022, ANNUAL MEETING MINUTES

The manager presented the November 10, 2022, Annual Meeting Minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Heern and upon vote the November 10, 2022, Annual Meeting Minutes were unanimously approved.

V. APPROVAL OF THE 2022 FOURTH-QUARTER FINANCIALS

The manager presented the 2022 Year End Financials to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Heern, and upon vote, the 2022 Year End Financials were unanimously approved.

VI. MANAGEMENT REPORT

The manager presented the Board of Directors with a copy of the Management report on activities that have taken place and been completed by Teleos since November 10, 2022.

VII. NEW BUSINESS

KAISER PERMANENTE PRESENTATION/ OUTPATIENT MEDICAL OFFICE

Rescheduled for June 7, 2023, Board of Directors Meeting.

THE LANDSCAPE WALK IS SCHEDULED FOR MAY 16TH.

The manager, landscape committee, and landscape contractor will walk the common areas throughout the community looking for areas of concern.

COMMUNITY GARAGE SALE

The Board of Directors has decided to hold two garage sale events this year. The first sale will take place on June 9th and 10th with the second sale taking place on August 25th and 26th.

SECURITY CONTRACT

The manager presented the pool security contract to the Board of Directors for review.

MAILBOXES INSTALLED- TOLL BROTHERS 03/28/23.

VIII. RESIDENT FORUM

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:03 PM.

Respectfully submitted,

By: _____

By: _____

President

Secretary

DRAFT