

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
February 3, 2022- 3:00 PM
Parker Library
20105 Mainstreet, Parker CO 80138

DATE AND TIME

The Board of Director's Meeting of the Townhomes at Pine Bluffs (referred to hereinafter as "Owners") was held on Thursday, February 3, 2022, at the Parker Library in Parker CO at 3:00 PM.

I. CALL TO ORDER

On behalf of the Board, Director Brown called the meeting to order at 3:00 PM.

Directors Present: Jason Brown, Teri Burley and Nancy Kronberg

Also, Present: Teleos Manager, Kathy Anderson recording the minutes.

Homeowners Present: Fabio Fernandez and Carol Tomaszewski

II. ESTABLISHMENT OF QUORUM

Quorum of the Board of Directors was present to conduct business.

III. APPROVAL OF THE NOVEMBER 9, 2021, ANNUAL MEETING MINUTES

Manager presented the November 9, 2021, Annual meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Kronberg, and upon vote, the November 9, 2021, Annual meeting minutes were unanimously approved.

IV. APPROVAL OF THE 2021 FOURTH QUARTER- YEAR END FINANCIALS

Manager presented the 2021 Fourth Quarter- Year End Financials to the Board of Directors.

Upon a motion duly made by Director Kronberg, seconded by Director Burley, and upon vote, the 2021 Fourth Quarter- Year End Financials were unanimously approved.

V. MANAGEMENT REPORT

Manager presented the management report. No questions.

VI. RESIDENTS FORUM

Homeowner asked if the HOA is responsible for the inside of the homes if damaged by water. Manager stated no and directed homeowner to the Townhomes at Pine Bluffs Declaration- HOA verse homeowners' responsibility- Article V

Manager discussed the importance of homeowners obtaining a HO6 insurance policy with loss assessment coverage.

Discussion ensued regarding dog waste. Manager asked if Director Brown would install a dog station by the mailbox kiosk. Director Brown asked manager to send pictures of dog stations that are in use in Pine Bluffs. Manager stated that Keesen will replace bags, the HOA will have to pay for the bags.

Director Kronberg asked about installation of a sound barrier/wall along Hess. Ascent Builders will not be installing a wall along Hess. It would be the HOA's responsibility and expense if a wall were to be installed.

Homeowner asked about the missing light pole at the corner of Blue Fir and Pine Basin. Director Brown explained that the Garbage Man backed into it. The replacement pole was ordered and will take up to four months to replace. Homeowner asked that the lamp pole be installed exactly like the last one so that it illuminates the American Flag.

VII. NEW BUSINESS

Reserve Study-

Manager reported that the Reserve Study is underway. Manager met with Aspen Reserve on January 13 to start the process. Company has all documents needed to begin the study.

The Reserve Study is performed in order to plan and budget for long range projects such as painting, concrete, retaining walls and landscaping. Once the reserve study has been completed and approved by the Board of Directors, it will be posted to the website and emailed to the homeowners.

Development Update- Mailbox Kiosk and Picnic Table

Director Brown reported on the mailbox kiosk and picnic area. The stone to finish the kiosk is scheduled to be delivered within a week. Director Brown stated the mailboxes should be moved within a month. He will notify management and manager will send an e-blast to all homeowners regarding the install. The gazebo was ordered six months ago. As everything else, there is a supply chain issue. Approximate install by May.

Landscape Update-

Director Brown discussed the date for the final walk, trees along Hess and building #8 landscape. The acceptance walk with the Town of Parker is scheduled for the first of June. All new landscaping will need to be completed at that time.

Manager stated that the landscape committee will walk the property in late May. The committee will update the priority list for landscape projects.

Parking Update-

Director Burley discussed the new signage in the community. There will be striping placed in all parking areas as soon as the weather is warmer. Manager mentioned increase in towing prices and new information that was emailed to all homeowners on 1/18/22. It is posted to the website.

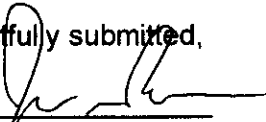
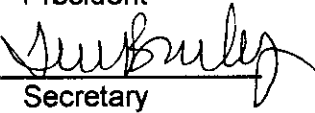
Homeowner asked about putting up a yield sign at the end of Autumn Pine verses the current stop sign. Director Brown stated that the stop sign was approved by the Town of Parker and is what the plat plans called for.

Next Board Meeting-

The next Board of Directors meeting will be held on May 5, 2022, at 3 PM at the Parker Library-Second Floor Conference Room

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:45 PM.

Respectfully submitted,
By: 
President
By: 
Secretary