

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
July 28, 2021- 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 Wednesday, July 28, 2021 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. Introductions were made.

Directors Present: Jason Brown, Teri Burley and Nancy Kronberg

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

Homeowners Present: Fred & Tami Kitson, Michael Haigh, Fabio Fernandez, Ronnie & Carrie Graham, Vilma Dellepiane, Bettie & Kirby Fisher and Marty Pickert

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE APRIL 28, 2021 BOARD MEETING MINUTES

Manager presented the April 28, 2021 Board meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Kronberg, and upon vote, the April 28, 2021 board meeting minutes were unanimously approved.

IV. APPROVAL OF THE SECOND QUARTER FINANCIALS

Manager presented the 2021 Second Quarter Financials to the Board of Directors.

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

V. RESIDENTS FORUM

Parking Committee Report

Homeowner Fernandez reported on the findings from the committee on updating the rules and regulations and a new towing company. The committee sent a list to the board asking for a legal

opinion on the rules regarding Fire Lanes. Altitude Law, the HOA legal firm, reviewed and approved all Rules prior to the adoption of those rules in September 2020.

Discussion ensued regarding the fire lane. One homeowner stated that they live at the end of one of the streets. It was stated that if an ambulance or fire truck needed to reach their unit, they would not want someone parked in the fire lane blocking that access.

The board asked Fabio Fernandez, and the committee to make a list of the items in the Rules and Parking Fact sheet that they think are redundancies or confusing and then send them to the manager for the board to review.

Manager gave the specifications for a "Fire Lane" per Randy Capra, the Fire Safety Supervisor for the Town of Parker. The board and homeowners present asked the manager to e-blast those specifications to all homeowners.

Other

Homeowner asked about the concrete and sinking porch at his unit. Director Brown stated that he did see the request and that the porch is a warranty item and is scheduled for repair.

VI. MANAGEMENT REPORT

Manager presented the management report to the Board of Directors.

VII. NEW BUSINESS

Landscape Update

Manager and Keesen walked the landscaping in June, created a list with pricing, that was sent to the board for review. Based on the list, the landscape committee made a priority list for this year based on the 2021 budget. Keesen will install plants according to the priority list.

Manager stated that Metco has been hired by CUC and Todd Bright to install all plants and irrigation for buildings 10, 14, and 17.

Director Brown reported that Metco is installing the landscape around the new Ascent buildings.

The manager and Director Brown walked with Metco to look at buildings 3 & 6. Manager made a list for warranty work. This work should be completed by the end of August.

Director Brown is working with the Town of Parker to get a variance to install rock instead of native grass in the tree lawn along Hess Road. Once approved, the rock and trees will be installed.

Construction Update

Director Brown stated that the last building #8 on Foxtail Pine should be completed by mid-September. The pergola and mailboxes in the common area by visitor parking should be completed in October.

Parking Signage

Manager stated that if the HOA wants to involve the Town of Parker police in enforcing parking that the signage needs to be updated to include the recommendations of Randy Capra, the Fire and Life Safety Supervisor for the Town of Parker.

Roof Vents- D7

D-7 Roofing did an inspection of the roof vents. D-7 reported to Director Brown that the vents that leaked in the past were an isolated event and that the other vents were installed and sealed correctly.

Rental Discussion

Director Burley discussed the possibility for a limitation on rental properties to keep property values in line.

Discussion ensued. It was stated that some renters do not take as good of care of the units as an owner would. Homeowner asked how the HOA would decide who gets to rent their unit and who doesn't. How and who would manage the process of registering rentals.

Manager stated that per the Townhomes at Pine Bluffs declaration, it would take 67% of the community to agree to limit rentals to a certain percentage.

Manager will ask legal counsel about state and federal laws regarding rental limitations.

HB-1310 Signage in HOA

The governor signed new legislation on signage in HOA's on July 2, 2021, effective September 7, 2021. The HOA will need to adopt new signage rules according to the legislation. HOA's cannot regulate the types of signs or flags, only number of each and location.

Manager will wait until the legislation becomes effective and have legal update the rules to reflect the legislation.

VIII. OLD BUSINESS

Pigeon Issue-

Discussion ensued regarding the bird issue in certain units. Manager reported on Critter Control findings and bid. The bid received was well over \$2000. Manager will research further and try to find a handy man that will install wire mesh.

Downspouts-Building 9, 15, 16


Management will get a price on tip outs but is waiting to see if Tamko is going to replace the shingles under warranty. Last communication with Tamko is that they will have someone get in touch to inspect.

Street Grates-

Manager has talked to the Town of Parker and to Bobcat of the Rockies regarding companies that will make metal grates. We have a resource for grates and now must find a company to install with concrete. Manager has a list of seven concrete people to contact.

VII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:57 PM.

Respectfully submitted,
By: 
President

By: 
Secretary