



Board of Directors Meeting  
April 28, 2021- 6:00 PM  
Parker Library  
20105 Mainstreet, Parker, CO 80138

## **DATE AND TIME**

The Board of Director's Meeting of the Pine Bluffs Community Association (referred to hereinafter as "Owners") was held on Wednesday, April 28, 2021 at the Parker Library at 20105 Mainstreet, Parker at 6 PM.

## **I. CALL TO ORDER**

On behalf of the Board, Director Dewitz called the meeting to order at 6:00 PM.

Directors Present: Doug Dewitz, Mark Shrode and Teri Burley  
Excused Absence: Brendan Hynes and Amber Misgen

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

**Homeowners Present: Fabio Fernandez, Monika Mansfield and Denise Werner**

## **II. ESTABLISHMENT OF QUORUM**

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

## **III. APPROVAL OF THE JANUARY 27, 2021 BOARD MEETING MINUTES**

Manager presented the January 27, 2021 meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Dewitz, and upon vote, the January 27, 2021 Annual meeting minutes were unanimously approved.

## **IV. APPROVAL OF FIRST QUARTER 2021 FINANCIALS**

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

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

## **V. MANAGEMENT REPORT**

Manager reported on Teleos activities that have taken place since January 27, 2021.

## **VI. OLD BUSINESS**

### **Electrical Hilltop Pines Update:**

Director Dewitz reported on the install for the electrical for Hilltop Pines. IREA has completed their installation. Z Electric is in the process of getting the HOA a bid and installing the breaker box. Once that is complete, the Town of Parker will inspect and IREA will put in meter.

### **Dog Waste Stations**

Manager stated that the dog stations were ordered and installed the first part of April in 5 locations. 2 in Hilltop Pines and 3 in Pine Bluffs

## **VII. NEW BUSINESS**

### **Pool Opening**

Manager sent out updated Covid forms on April 9<sup>th</sup> that all homeowners must fill out and return to manager prior to their key being activated. Deadline was set for May 24<sup>th</sup>. After that date, manager will only update the Covid spreadsheet on Mondays- no weekends or Holidays.

Management company will be passing out pool keys to those residents that have not received them on Thursday, May 20<sup>th</sup> from 4 pm- 6 pm and again on Saturday, May 22<sup>nd</sup> from 10 am- Noon. The same principle applies for the keys. If they are not picked up on those dates, management will only mail keys on Mondays.

Manager will send an eblast reminder regarding forms and key dates.

No guests on Holiday weekends- 2 monitors on Holiday weekends. 1 monitor all other days- 7 days a week from Noon- 6 pm.

Pool hours – Lap swim-6 am – 8 am Regular swim 9 am- 10 pm

Homeowner asked about a Pine Bluffs swim team. Director Dewitz stated that this was a topic of discussion several years ago. It was tabled because the community pool is not large enough to accommodate a swim team and it would take away from the time other homeowners have to enjoy the pool.

Homeowner asked about hiring a licensed swim instructor for homeowners that want to get swim lessons for their children at Pine Bluffs. Homeowner was told to put together a recommendation to send to the board of directors.

### **Annual Community Garage Sale**

The community garage sale will be held on Friday, July 30 and Saturday, July 31. Manager has arranged for Good Will to have a truck at the pool parking lot on Saturday, July 31 from 1 pm – 5

pm so homeowners can donate items they do not sell. A list of non-acceptable items will be sent out prior to sale.

Homeowners stated that holding the community garage sale at the end of July is too hot. Manager explained that Good Will has been scheduled for additional pick up on that date. Manager will contact Good Will for availability for additional dates suggested in June and send out information to homeowners.

### **IX. RESIDENTS FORUM**

Discussion ensued regarding the Parker Tree program. Manager will send out an e-blast.

Discussion ensued regarding Electronic Recycling events. Manager will send out an e-blast.

Homeowner asked if Board meetings could be in person and via zoom. Manager will investigate setting up zoom at the library.

### **X. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:42 PM

Respectfully submitted,

By:   
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President

By:   
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Secretary