

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
January 27, 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, January 27, 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 3:03 PM.

Directors Present: Jason Brown and Nancy Kronberg
Dakota Burklund- not present

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

Homeowners Present: Teri Burley, Mary Beth Kramp, Ronnie and Carrie Graham

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE NOVEMBER 11, 2020 ANNUAL MEETING MINUTES

Manager presented the November 11, 2020 Annual meeting minutes to the Board of Directors.

Upon a motion duly made by Director Brown, seconded by Director Kronberg, and upon vote, the November 11, 2020 Annual meeting minutes were unanimously approved.

IV. APPROVAL OF THE 2020 YEAR END FINANCIALS

Manager presented the 2020 Year End Financials to the Board of Directors. Discussion ensued regarding the financial health of the community. The manager stated that all past due legal and landscaping bills from 2019 had been paid in full. Manager stated that there have been several closings, enabling management to catch up on bills. Manager will email Board to request permission to transfer funds from the operational account into the Reserve account.

Upon a motion duly made by Director Brown, seconded by Director Kronberg, and upon vote, the 2020 Year End Financials were unanimously approved.

V. RESIDENTS FORUM

Homeowner asked when the Ascent billboards will be removed from the neighborhood. Director Brown stated that all signage will come down this spring. The model home has been sold. Ascent builders will be out of same by February 28, 2021.

Homeowner gave a positive shout out to Brad Griffin with Ascent for resolving a Warranty issue.

Homeowners asked about resolution to bird issue. Birds are nesting in the units with tallest eaves. Director Brown stated that he will have it taken care of. Manager will email Ascent a reminder.

VI. NEW BUSINESS

Development Update

Discussion ensued regarding the sale of buildings 10, 14 and 17. The manager stated that building #14 has been sold to one individual, Todd Bright. The HOA was paid past dues for the 4 units in building #14.

Buildings #10 and #17 went into foreclosure. Status letters and documents were sent to the Title Company on December 28, 2020. The HOA is still waiting on the closing documents and past dues. Manager will let the board know as soon as documents are received.

Discussion ensued regarding Ascent closings. Buildings #1, 2 & 4 – completed with all units sold. Building #5 is being framed with closings to take place in April. Building #7 will be completed by May or June.

Discussion ensured regarding warranty work. All Ascent landscaping and warranty work will be done in the spring. Sidewalk and concrete repair will be completed prior to Ascent's departure from the community. The monument signage will be completed.

Director Brown stated that the gazebo on the corner of Pine Branch Way and Pine Basin Place will be completed in the spring. All mailboxes will be moved to the pergola location.

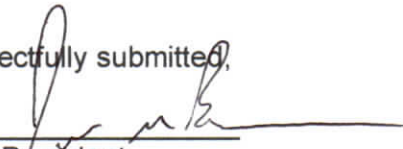
Committee Volunteers

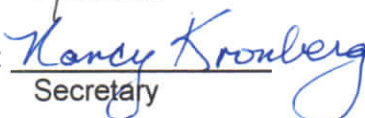
Manager asked for volunteers for the committees. Mary Beth Kramp volunteered to serve on the Landscape Committee. Teri Burley volunteered to serve on the Design Review Committee.

VII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:30 PM.

Respectfully submitted,

By: 
President

By: 
Secretary