



Board of Directors Meeting
February 3, 2022- 5:00 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 Thursday, February 3, 2022, at the Parker Library at 20105 Mainstreet, Parker at 5 PM.

I. CALL TO ORDER

On behalf of the Board, Director Misgen called the meeting to order at 5:01 PM.

Directors Present: Amber Misgen, Brendan Hynes, Mark Shrode and Teri Burley
Doug Dewitz- attending by phone

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

Homeowners Present: Monika Mansfield, Scott Phillips and John Fichter

II. ESTABLISHMENT OF QUORUM

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

III. BOARD INTRODUCTIONS AND ELECTION OF OFFICERS

The Board introduced themselves. Director Misgen called for the election of officers. Director Misgen was elected President, Director Burley was elected Vice President, and Director Shrode was elected Secretary/Treasurer.

IV. APPROVAL OF THE NOVEMBER 4, 2021 ANNUAL HOMEOWNER MEETING MINUTES

Manager presented the November 4, 2021, Annual Meeting minutes to the Board of Directors.

Upon a motion duly made by Director Misgen, seconded by Director Shrode, and upon vote, the November 4, 2021, Annual meeting minutes were unanimously approved.

V. APPROVAL OF YEAR END 2020 FINANCIALS

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

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

VI. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since November 4, 2021.

VII. NEW BUSINESS

Review of Astro-Turf Bids for Hilltop Pines Entrance- South Side

Manager gave summation of bid pricing from Synlawn for Astro Turf at the southeast corner of Hilltop Road and Scenic Park Drive. Large center area would cost approximately \$89,000, large tree lawn along Scenic Park Drive- \$35,362 and the small tree lawn along Pine Post \$4,391.

Hilltop Pines homeowner strongly disagreed with the use of Astro Turf in that area and suggested other alternatives such as rock with other features (plants/flowers/sod). Homeowner also recommended that the HOA hire a landscape architect and that someone should attend the upcoming Denver Home Show. Manager asked homeowner to provide any names that he has for Landscape Architects. Homeowner also suggested that the board send out a survey to the Hilltop Pines homeowners before proceeding with the area.

Manager suggested getting a bid from Keesen for Blue Grama grass for the area. It looks much nicer than regular native seed and can be seen in the median on Hilltop Road.

Directors Misgen and Hynes stated that the board requested turf bids based on the feedback from the Hilltop Pines homeowners on the survey that went out in August of 2021.

Discussion ensued regarding use of Astro Turf in the community. A state law was passed in July requiring HOA's to allow homeowners to xeriscape. HOA's still have final say through the Design Review process. Homeowner voiced concern about the grade of the turf that homeowners can use. The board researched companies and received extensive information from two recommended turf companies. Both turf companies provide a very high-quality turf. The two companies chosen by the board are the only companies that homeowner will be able to use. No Home Depot, install yourself type turf will be allowed. The Architectural guidelines were updated with Astro Turf guidelines; the information was e-blasted to the homeowners and posted on the website.

The board will review alternatives for the Hilltop Pines entrance.

Pool Opening

Pool Maintenance:

Manager discussed the Clean Pool bid and pricing. Clean pool will not be hiring or providing Monitors in 2022. Manager has contacted another company for monitors that provides monitors- no calls or emails have been returned.

Discussion ensued regarding having a security guard at the pool for 4-5 hours during the evening until the pool closes. Discussion ensued as to why someone is needed. Too many issues have come up in the past once the monitors leave. Board agreed that manager should get a bid from the security company with pricing and hour minimums. Director Hynes will also reach out to Express Employment for a bid for monitors.

After discussion and upon a motion duly made by Director Misgen, seconded by Director Hynes, and upon vote, the 2022 Clean Pool Maintenance contract was unanimously approved. The board agreed to leave the pool open in September, weather permitting.

Pricing for additional days in September will be provided along with pricing for a possible Dog Day at the pool clean up.

Pool Furniture:

Discussion ensued regarding the need for additional pool furniture. Manager provided previous pricing and style.

After discussion and upon a motion duly made by Director Misgen, seconded by Director Hynes, and upon vote, the purchase of additional chaise lounges and chairs was unanimously approved.

Pool Sail Cover:

Director Hynes stated that he is having a difficult time getting any information or commitment from Superior Construction. Superior installed the metal pergola at the pool. The idea is to install a sail cover that will be anchored by steel poles at the west end of the pool for shade cover. Discussion as well about a smaller sail for the kiddie pool. Director Hynes will continue to reach out to them and research other companies.

Corn Hole Game:

Director Hynes has researched the purchase of permanent corn hole games for the community. The two options are cement/outside boards at approximately \$1000 per set and Resin boards that could have the Pine Bluffs logo imprinted on them for approximately \$800 per set. The regulation court would need to be 40 x 8 feet and would either have Astroturf, wood chips or sand for the base. Director Hynes also stated that there is a homeowner in Pine Bluffs that would like to bid on the project.

Prices do not include the installation, or the corn hole bags. Homeowners would be required to bring their own bags.

Homeowner voiced concern about the investment and also about kids using the corn hole boards for skate boarding. The cement board would be more practical in this case.

Discussion ensued about location. Director Hynes suggested that one be installed on the south side of the pool house and one in the Hilltop Pines tot lot. Further discussion regarding inside the

pool gate and both around the pool area. If outside the pool, signage would have to be installed for liability issues and insurance purposes.

Tot Lots:

Homeowner asked if the board would install some type of swing set at the Hilltop Pines tot lot. The board stated that it is their goal to improve both tot lots based on the homeowner survey. The prioritized survey results were e-blasted to all homeowners on October 14, 2021.

VIII. RESIDENTS FORUM

Homeowner discussed the tree lawns in Hilltop Pines. There are several where homeowners have removed trees and have not replaced them. It was stated that the HOA is too lenient on homeowners and more homeowners should be fined for the tree lawns. Manager asked homeowner to send addresses and asked if the homeowner would like to join the landscape committee.

Discussion ensued regarding homeowner yards and property values. Homeowner suggested a landscape competition. Something similar to a Parade of Homes i.e., a Parade of Lawns with prizes for the top three most attractive/maintained yards. This may be an incentive to keep the yards looking great and would increase the value of the homes in the neighborhood.

Homeowner asked why the Board of Directors meeting is being held at 5 PM. Director Misgen stated that the Board did move the meetings to a later time in the evening based on community request, and no additional homeowners attended, so the Board moved the meeting back to 5 PM, a time that works for the Board members.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:00 PM

Respectfully submitted

By: Amber Misgen 5/5/2022
President

By: Mark P. Strake 5/5/2022
Secretary