



ANNUAL HOMEOWNERS MEETING
November 10, 2022
Parker Library
5:30 p.m. - 7 p.m.

DATE AND TIME

The Annual Homeowners Meeting of the Pine Bluffs Community Association (referred to hereinafter as "Owners") was held on Wednesday, November 10, 2022, at 5:30 PM at the Parker Library.

I. CALL TO ORDER

On behalf of the Board, Director Misgen called the meeting to order at 5:30 PM.

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

Also, Present: Teleos Managers, Kathy Anderson recording the minutes, Angela Elliott and Anna Stewart

Homeowners Present: Fabio Fernandez, Elizabeth Devecchi, Eric Kodis, Mike Going, Chuck Henry, Kim and Deb Thrasher, Kathi McGuire, George Coryell, Carol Tomaszewski, Mahesh Krishnamoorthy, James Summers, Kevin and Teresa McMonnies, Kevin Heern, David McPherson and Nirav Patel.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, Proxy and proposed 2022 budget were mailed to **366** homeowners of record on October 23, 2022. Manager received **75** proxies: **13** for quorum purposes, **27** proxies for vote by the President, **11** proxies for vote by Doug Dewitz, **4** proxies for vote by Brendan Hynes, **15** proxies for vote by Mark Shrode, **3** proxies for vote by Kevin Heern and **2** proxies for vote by Teri Burley.

17 homeowners were present at the meeting.

HOA bylaws state that 20% of votes of the association be present in person or by proxy. The Manager announced that the quorum requirements had been met for the meeting.

III. INTRODUCTION OF BOARD AND TELEOS MANAGEMENT

The Board of Directors introduced themselves. Angela Elliott, owner of Teleos, introduced herself and then introduced Anna Stewart as the new community manager. Ms. Elliott stated that Kathy Anderson will be leaving Pine Bluffs because she is semi-retiring. Kathy will stay until the end of December to help with the transition of managers. Anna gave a brief overview about herself and work history. She has relocated from Kansas where she oversaw a community of 1548 homes with 23 sub-communities with acres of common areas that had its own Board of Directors.

IV. APPROVAL OF AUGUST 17, 2022, BOARD MINUTES

Manager presented the August 17, 2022, minutes to the Board of Directors.

Upon a motion duly made by Director Dewitz, seconded by Director Burley, and upon vote, the August 17, 2022, meeting minutes were unanimously approved.

Manager presented the August 17, 2022, Executive meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Hynes, and upon vote, the August 17, 2022, Executive meeting minutes were unanimously approved.

V. APPROVAL OF THE THIRD QUARTER FINANCIALS

Manager presented the Third Quarter 2022 Financials to the Board of Directors. Discussion ensued.

Upon a motion duly made by Director Hynes seconded by Director Shrode, and upon vote, the 2022 Third Quarter Financials were unanimously approved.

VI. RATIFY 2022 BUDGET

Manager discussed the line items with the largest increases. Notable increases for the 2023 budget mentioned were the increase in insurance, trash, water, electrical, pool contracts, landscape contracts and landscape improvements.

Homeowner Fernandez asked the board if they were able to eliminate any expenses in the budget for 2023. Director Hynes discussed the process with which contracts are handled, three bids and negotiations. Discussion ensued regarding inflation and the fact that it has not only hit Colorado, but nationally. Director Hynes stated that the board takes their fiduciary responsibility seriously and that every bid is scrutinized trying to find ways to save the community money. The 2023 trash contract went up by \$3.00 per homeowner per month, however, by signing a three-year deal, it assures that HBS cannot charge any fuel surcharges in the first year and the rates cannot go up by more than 6% in years two and three.

Examples on savings were given. The pool and kiddie pool were resurfaced at the same time which saved approximately \$8 dollars. The HOA saved around \$6,000 on the tot lot mulch by waiting several additional weeks for delivery.

Homeowner Summers asked about expanding the xeriscape in the common areas and letting the green space go to save on water and maintenance. Director Hynes stated that the board has been looking at several areas as well as the area at the entrance to Hilltop Pines. The board received bids to Astro turf sections of the Hilltop Pines entrance. Both were over \$80,000. The board and landscape committee will continue to research additional ideas and get bids for that area. Discussion ensued regarding how expensive xeriscaping can be. This past summer, the board voted to replace the native with river rock in the tree lawn along Hess Road, which runs from Hilltop Road to where the townhomes begin. The work was completed in September. The cost for that area alone was \$23,000.

The Board and the landscape committee will continue to work on the areas in Hilltop Pines and Pine Bluffs that are in the most need of refurbishment.

Director Misgen stated that there will be an updated Reserve study completed in 2023 by an independent Reserve company. This study will be a comprehensive list of items that will need to be replaced/refurbished in the community over the next 30 years with a year-by-year timeline and updated projected pricing.

Manager stated that there has not been an increase in the dues since 2016. The board is raising the dues by \$15 per month from \$125 to \$140 in order to maintain and enhance the community and continue to contribute to the reserve fund.

Following discussion and questions, upon a motion duly made by Homeowner Heern, seconded by Homeowner Henry, and upon vote, the 2023 budget was unanimously ratified.

VII. ELECTION OF 3 DIRECTORS TO THE BOARD

Manager stated that Teri Burley and Brendan Hynes are running for re-election and Kevin Heern is running for one of the board seats. Chuck Henry withdrew his nomination prior to the meeting.

Each candidate presented their qualifications to the Board and Homeowners. All three have a passion to serve the community and to protect the values of the homes in Pine Bluffs.

Director Misgen also called for nominations from the floor. There were none.

By acclamation, the following three homeowners were elected to the Board of Directors to fill the three board positions. Teri Burley, Brendan Hynes and Kevin Heern will each serve a two-year term beginning January 1, 2023, ending December 31, 2024.

All three candidates accepted their nomination.

Director Misgen thanked Director Dewitz for the many years of his service on the Board of Directors and for Chairing the landscape committee. Director Dewitz stated that he will remain on the landscape committee.

Manager stated that officers for the 2023 Board of Directors will be elected at the first Board of Directors meeting in 2023.

VIII. RESIDENTS FORUM

Homeowner Heern thanked Kathy Anderson for her service to the community.

Homeowner Heern asked about the delivery of the new mailboxes in the Toll Brothers community. Manager stated that the pedestals were backordered and that a message was left today for Page Specialty to see what the status is.

Homeowner McPherson thanked the Board of Directors and Teleos for taking care of reseeding the easement area by his home.

Director Hynes appealed to the homeowners to serve on the Pine Bluff's committees. There is always a need for landscape and social/pool committee members. He also appealed to homeowners to run for board positions and to attend the Board of Directors meetings. He reminded homeowners that the Board positions are volunteer positions, and that most of the board members also have full time jobs.

Manager reminded homeowners that all meeting dates, minutes and the Reserve study can be found on the Pine Bluffs website at www.pinebluffscommunity.com

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:14 PM

Respectfully submitted,

By: _____
President

By: _____
Secretary