

TOWNHOMES AT PINE BLUFFS OWNER'S ASSOCIATION

ANNUAL HOMEOWNER'S & BUDGET RATIFICATION MEETING

November 17, 2022 - 5:30pm
Parker Library 2nd Floor Conference Room

The Annual Homeowners Meeting of the Townhomes at Pine Bluffs (referred to hereinafter as "Owners") was held on Thursday, November 17, 2022, at 5:30pm via Zoom. The originally scheduled meeting in the Parker Library 2nd Floor Conference Room (20105 Mainstreet, Parker CO 80138) was changed to be held online via the following Zoom meeting link due to the weather and subsequent travel hazards.

Zoom Meeting Link:

<https://us06web.zoom.us/j/87981795497?pwd=YkI3ei81aWJxLy9PRy9pY0pyK05adz09>

Meeting ID: 879 8179 5497

Passcode: 552890

I. CALL TO ORDER

On behalf of the Association Board of Directors, Jason Brown called the meeting to order at 5:32pm. Introductions were made.

Directors Present: Jason Brown (Ascent Builders), Nancy Kronberg (12278-1 Stone Timber Ct.); Teri Burley (12257-2 Hazel Spruce Ct.)

Homeowners Present: Clifton and Marcella High (12205-2 Stone Timber Ct.); Mary Harlow (122062A Stone Timber Ct.); James "Kit" Summers (12245-3A Blue Fir Ct.)

Management Representative(s): Angela Elliott and Fallon Redmond with Teleos Management, Fallon recording minutes of the meeting.

II. PROOF OF NOTICE/ESTABLISHMENT OF QUORUM

Notice of the meeting was mailed to 84 homeowners of record on October 27, 2022.

A quorum of 10% of Homeowners entitled to cast a vote was established through proxy and inperson attendance online via Zoom. Teleos Management received nine (9) proxies via email; 11 for vote by the President and 1 for vote by Owner and Board member Teri Burley. Five (5) households, including Board members, were present online.

III. RATIFICATION OF 2023 ADOPTED BUDGET

The proposed Budget for 2023 was distributed to the Homeowners in advance. The 2023 Budget calls for assessments to be raised from \$190.00 to \$215.00 per unit per month beginning January 1, 2023. It was explained that the dues increase is necessary to fund inflationary increases in operating expenses and ensure continued funding to Reserves. Management and Board members discussed the line items of the budget for 2023.

Following discussion, upon a motion duly made by Director Teri Burley, seconded by Director Nancy Kronberg and unanimously carried, it was resolved to ratify the 2023 budget as adopted.

IV. BOARD MEMBER ELECTION: 2 MEMBERS TO BE ELECTED

Management stated that the terms for Directors Jason Brown and Nancy Kronberg are up for election, and that neither will stand for re-election.

As no nominations or volunteers to run for election were received prior to the meeting, Management called for nominations from the floor. James "Kit" Summers (12245-3A Blue Fir Ct.) stood for election.

Hearing no further nominations or volunteers to fill the 2nd vacancy, management closed nominations for election.

Upon a motion made by Teri Burley, seconded by Nancy Kronberg and unanimously carried, it was resolved to elect James "Kit" Summers to the Board of Directors to fill one (1) of the two (2) vacancies for a three (3) year term beginning January 1, 2023 and ending December 31, 2026

Officers will be elected at the first Board meeting of 2023.

V. OTHER BUSINESS

Ratification of 2022/2023 Snow Management Contract: Upon a motion made by Teri Burley, seconded by Nancy Kronberg and unanimously carried, it was resolved to ratify the approval of Keesen's 2022/2023 seasonal snow removal contract.

VI. RESIDENTS FORUM

James "Kit" Summers (12245-3A Blue Fir Ct.): James spoke about the Association's budget in reference to utilizing discretionary funds for landscape improvements and suggesting engaging Landscape Committee members for planning

Marcella High (12205-2 Stone Timber Ct.): Marcella requested that the Board consider installing steps or an alternative solution for the steep hill between certain areas to provide ease of access in getting from one side to another. Marcella also reported native grass areas with dead trees, weed issues, the neglected landscape area behind the red building, reported concerns regarding the landscape maintenance contract and expressed agreement with Mr. Summers regarding his community landscaping suggestion for 2023.

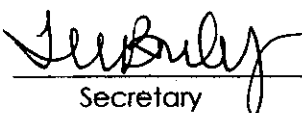
Nancy Kronberg (12278-1 Stone Timber Ct.): Nancy inquired to Jason Brown regarding a previous report that Ascent Builders would replace sidewalks/crumbling concrete and reported that the storm drain inlet at the property entrance is not properly draining. An on-site assessment of the concrete issues will be conducted in Spring 2023 at which point the storm drain issue will also be addressed. Nancy also reported that there is still a light fixture sitting on the picnic table, to which Jason responded that the fixture will be replaced no later than mid-December.

VII. ADJOURNMENT

With no further business having come before the Board, the meeting was adjourned at 6:00pm.

Respectfully submitted by:

President



Secretary