



Board of Directors Meeting
July 28, 2021- 6:00 PM
Pine Bluffs Tot Lot
20231 Scenic Park Dr, 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, July 28, 2021 at the Pine Bluffs Tot Lot at 20231 Scenic Park Drive

I. CALL TO ORDER

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

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

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

Homeowners Present: Kevin Heern, Sophia Leuth and Heather Harris

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE APRIL 28, 2021 BOARD MEETING MINUTES

Manager presented the April 28, 2021 meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Shrode, and upon vote, the April 28, 2021 Annual meeting minutes were unanimously approved.

IV. APPROVAL OF SECOND QUARTER 2021 FINANCIALS

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

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

V. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since April 28, 2021.

VI. OLD BUSINESS

Electrical Hilltop Pines Update:

Manager reported that Z Electric has completed installing the breaker box and is waiting on the final inspection to be done by the Town of Parker.

Colorado Electrical- Tot Lot Light

Director Dewitz reported on the issues with the tot lot light and the ongoing problems with the contractor that installed the lighting. Discussion ensued regarding contacting Parker Electrical to trouble shoot the issue and give the HOA a bid for fixing.

Upon a motion duly made by Director Dewitz, seconded by Director Burley, and upon vote, Parker Electrical will be contacted by manager to fix the tot lot lighting.

VII. NEW BUSINESS

Pool Furniture and Sail Discussion

Manager provided invoice from Commercial Outdoors to Director Hynes and Director Misgen; board members that are on the pool committee and asked that they provide an inventory of pool furniture. Manager asked that they provide a wish list by the end of August for 2022 budgeting purposes. Manager suggested that the HOA purchase sturdier umbrellas.

Discussion ensued regarding a shade sail. Director Hynes will contact Superior Construction to request a bid for a sail to be installed on the western end of the pool along the fence line.

Discussion ensued regarding a shade cover over the kiddie pool. Director Hynes will ask Superior Construction for ideas.

Discussion ensued regarding installation of two more trash receptacles inside the pool gates. Manager researched last year. The idea was tabled due to the price. Management will investigate additional receptacles for 2022.

Pool Guard Discussion

Manager provided bid information from American Automation. Company will provide a licensed/fully insured security officer for a minimum of 4 hours per day 6 pm- 10 pm, 7 days a week at \$27.50 per hour.

Discussion ensued regarding the addition of security hours and the possibility of having a pool monitor scheduled from 2 pm – 6 pm instead of 12 noon – 8 pm.

Board will review for the 2022 budget.

Landscape Enhancement Update

Manager reported on landscape updates. Over \$50,000 worth of trees and plants have been installed in Pine Bluffs and Hilltop Pines as well as additional enhancements to the Parker Road entrance, Narrow Pine entrance, pool area and Hess/Hilltop corner.

Discussion ensued regarding the pine trees (brown tops) in the common areas that have been damaged by weather the last two years. Manager will gather information regarding tree health, how to trim, and bids from an arborist.

Townhome Construction and Landscape Updates

Manager reported on the progress of the townhomes-building #8 and the ensuing landscape everywhere at the townhomes. Last building should be completed by end of September and landscaping by October.

Director Dewitz discussed the possibility of installing rock on the top tier of the retaining wall behind the homes on Piney Hill Road. The Townhomes at Pine Bluffs owns the land. The Townhomes HOA will not pay to have the rock installed; however, they will allow the Master Association and the homeowners to install the rock. The Town of Parker would have to be contacted for a variance.

HB 1310 and 1229 amendments made by Governor Polis

Manager reported on new signage, xeriscape, solar and record inspection laws that were signed by Governor Polis on July 2nd. The amendments will become effective on September 7. Discussion ensued. Manager reported that the price to have all documents updated per law, would cost less than \$1000.

Upon a motion made by Director Misgen, seconded by Director Dewitz, and upon vote, the updating of the documents by Altitude Law, was unanimously approved.

IX. RESIDENTS FORUM

Discussion ensued regarding the Kaiser Permanente building. Homeowner reported that the project has been delayed by two years.

Homeowner stated that there are many non-residents using the pergola area and that they fill up the trash receptacles outside the pool area. Manager will ask Keesen to empty the trash receptacles around the pool/tot lot two times per week.

Homeowner asked about the water leak at the Parker Road entrance. Manager reported it two weeks ago to the Town of Parker. That landscape and irrigation belongs to the retail shopping center. The Town of Parker stated that they will reach out to them.

Homeowner asked about the broken concrete along the sidewalk on Scenic Park Drive. Manager already reported it to the Town of Parker. The town has it on their list for repair.

Director Hynes discussed sending out a Survey Monkey to homeowners to see if there might be interest in building a small clubhouse, or interest in other amenities to improve the neighborhood.

Director Burley stated that she would send a simple 8-10 question survey out and compile the answers. Each board member is tasked with emailing a wish list to the manager for the survey.

Homeowner, Kevin Heern, volunteered to be on the Pine Bluffs landscape committee. Heather Harris volunteered for the Townhomes landscape committee.

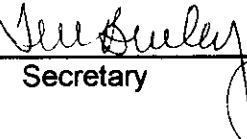
X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:02 PM

Respectfully submitted,

By: 

President

By: 

Secretary