

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
August 17, 2022- 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 Tuesday, August 17, 2022, 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 3:00 PM. Introductions were made.

Directors Present: Jason Brown, Teri Burley and Nancy Kronberg

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

Homeowners Present: Fabio Fernandez, Michael Haigh, Bettie and Kirby Fisher, Sonia and Al Ryckman and Carol Tomaszewski

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE MAY 17, 2022, BOARD OF DIRECTORS MEETING MINUTES

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

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

IV. APPROVAL OF THE 2022 SECOND QUARTER FINANCIALS

Manager presented the 2022 Second Quarter Financials to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Kronberg, and upon vote, the 2022 Second Quarter Financials were unanimously approved.

V. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since May 17, 2022. There were no questions.

VI. RESIDENTS FORUM

Homeowner thanked Jason for moving the mailboxes. Less dangerous for picking up mail and covered during the winter months.

Homeowner suggested that there be a garbage can by the mailboxes.

Homeowner Kronberg asked manager to tell homeowners about dead fox. Manager had to call a service to pick up the dead fox on the south side of Stone Timber. Parker Animal control will not pick up dead animals when the animal is found on private property.

Discussion ensued regarding the roof vents on the Ascent buildings. Director Brown stated that D-7 installed metal deflectors on all west facing vents to prevent wind and rain damage.

Director Brown asked manager to research the solar panel rule. Can homeowners install individually on a townhome roof when connected to other units or do all homeowners in one building have to install. Manager will research.

VII. OLD BUSINESS

Landscape Update-Ascent

Director Brown discussed the landscape warranty work to be completed.

Director Brown walked the community with representative from the Town of Parker. He stated that 80% of the warranty work has been completed. Metco, the original installer has gone out of business. Ascent has contracted with the former foreman from Metco. He has been installing for Ascent and has approximately 15-20 more trees/plants to install. Ascent does not get their deposit back from the town until the work has been completed.

Homeowner Kronberg asked about the dead trees on Hess. Director Brown stated that those will need to be replaced.

Homeowner Haigh asked Director Brown about the native areas that do not appear to have enough seed and the dead plants. The mud is flowing onto the sidewalk along Pine Bluffs Way. Director Brown explained that native can take up to five years to mature and stated that he has the landscape plan for Mr. Haigh to review.

Homeowner Haigh also expressed concern about the weeds at the end of Blue Fir. Manager asked him to send pictures of everything. Manager will contact Keesen to take care of the weeds and send other pictures of concern to Director Brown to review.

Director Kronberg stated that she saw Keesen spraying for weeds this morning.

Manager explained which buildings were still under warranty and which buildings are now the responsibility of the HOA.

Concrete repair- warranty work

Director Brown was asked when the remainder of the spalling concrete would be replaced, steps fixed. Discussion ensued.

Homeowners Ryckman stated that the ramp to their front door is in bad shape.

Homeowner Haigh is waiting for his walkway and retaining wall to be fixed.

Homeowner Fernandez stated that the walkway to his unit should be looked at-does not think it was compacted properly.

Director Brown stated that all concrete repair would be completed in the fall.

Light Pole- Blue Fir and Pine Basin

Director Brown stated that the light pole on Blue Fir would be installed next week.

Dog Station

Director Brown stated that the dog station has arrived and will be installed. Discussion ensued regarding location of install. The station will be installed to the east side of the mailboxes along the sidewalk by the mulched area.

VIII. NEW BUSINESS

HB 22-1137 Policies- Adoption

Discussion ensued regarding the HB22-1137 ACT that was signed into law on June 3, 2022, by Governor Polis. This ACT requires all associations that are not CCIOA exempt to update the following three policies- Conduct of Meetings, Procedures for Covenant and Rule Enforcement and Procedures for Unpaid Assessments.

The Associations legal counsel updated the three policies.

Upon a motion duly made by Director Kronberg, seconded by Director Burley, the HB22-1137 policies were unanimously adopted and signed on August 17, 2022, and will become effective on August 17, 2022.

Manager will e-blast all homeowners the policies along with a summary. The policies and summary will also be posted to the website.

HOA Landscape Schedule for Installation

Manager stated that Keesen will be replacing several trees and installing plants the first week of September. The re-seeding of the area behind building 16 will also take place in September.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:50 PM.

Respectfully submitted,

By: _____
President

By: _____
Secretary

DRAFT