

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
May 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, May 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 3:01 PM. Introductions were made.

Directors Present: Jason Brown, Teri Burley and Nancy Kronberg

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

Homeowners Present: Carrie and Ronnie Graham, Marty Pickert, Fabio Fernandez, Kirby and Bettie Fisher, Robert Tooke, Michael Haigh and Adrienne Burdette

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE FEBRUARY 3, 2022, BOARD OF DIRECTORS MEETING MINUTES

Manager presented the February 3, 2022, Board meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Kronberg, and upon vote, the February 3, 2022, Board meeting minutes were unanimously approved.

IV. APPROVAL OF THE 2022 FIRST QUARTER FINANCIALS

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

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

Discussion ensued regarding financial reporting. Management company sends quarterly financials to the board for approval. Once approved, the manager will email the financials to homeowners upon request. Director Brown suggested that they be e-blasted quarterly. Board to decide.

V. MANAGEMENT REPORT

Manager presented report. No questions asked.

VI. RESIDENTS FORUM

See IX.

VII. OLD BUSINESS

Reserve Study Update

Director Brown/Manager reported on the Reserve Study for the Townhomes. Director Brown stated that the Reserve Study is only a guideline for future expenditures. It does not mean that the HOA must follow the suggested replacements on a yearly basis. For example, the reserve study may say a building needs painting in a certain year when it can wait several more years.

Discussion ensued on the level of funding needed to avoid special assessments in the future. The current level the Townhomes is funded is 10% with \$41,000 in the reserve fund. 0-30% funded is considered a 'Weak' financial position. Most HOA's are funded in the 31%-69% category which is considered a "Fair" position.

Manager stated that very few HOAs are fully funded. Funding between 40%-60% would be ideal.

Manager gave examples of items that can be found in the reserve study.

Discussion ensued regarding raising the dues in 2023. The Board will review for the 2023 budget. Budget will be sent to homeowners for review at the Annual Meeting in November.

Manager stated that the Reserve Study has been posted on the Townhomes website.

Development Update- Mail box kiosk and picnic table

Director Brown reported on the mailbox kiosk and picnic area. Everything should be completed by the end of the month. Manager will be notified and will send an e-blast to the community regarding the mailboxes.

Landscape Update-Ascent

Director Brown discussed the date for the final walk with the Town of Parker on June 1. The Town of Parker has agreed to allow Ascent to replace the native grass between the street and sidewalk along Hess with rock. The trees along Hess will be planted at the same time. An agreement has been signed with Keesen. Timing depends on their availability. Building #8 landscape should be completed this week.

Homeowners asked about the dead trees, bushes and barren native areas. Director Brown stated that all the newer buildings are under warranty with Metco Landscape and that dead items will be replaced.

Keesen and Metco are meeting on May 18 to resolve irrigation issues.

Manager received a bid to re-seed behind Stone Timber. The bid included permanent irrigation installation. Director Brown stated that there are sprinkler heads already in that area. Manager thinks there was only temporary irrigation in the native.

Homeowner asked about the native areas and if they could be replaced with sod. Director Brown explained that the Town and developers agreed upon a landscape plan before building began. If the HOA wants to replace native grass with sod, they will need to address that after the Town of Parker signs off on the original plan. This would be at the expense of the HOA and with Board approval.

Discussion ensued regarding landscapers sitting in cars. Manager asked for pictures to send to the supervisor.

Light Pole- Blue Fir and Pine Basin

Director Brown gave the update on the light pole installation. The pole has arrived, the light fixture should be here in another week. Installation is expected by Friday the 27th.

Dog Station

Director Brown stated that a dog station will be installed by the pergola.

VIII. NEW BUSINESS

Asphalt Repair

The Board of Directors unanimously approved in writing via email to contract with Mile High Striping for the asphalt repair. The contract was signed on April 27, 2022.

Manager stated that the potholes were filled on Friday the 13th. The thermoplastic bars will be added as soon as possible.

Landscape Committee walk date-

Manager stated that the committee will walk the property in late May as well. Manager has sent out dates to the committee and board and is waiting for responses.

IX. RESIDENTS FORUM

Homeowner asked about the repair work that needs to be completed on his front porch area. Director Brown stated that it would be taken care of.

Homeowner asked what the tall yellow steel poles are in the neighborhood. Director Brown stated that they mark the sewer. They cannot be buried.

Homeowner asked about the dead trees near his home in the common area along Hess. Manager stated that they are slated to be replaced by the HOA this summer.

Discussion ensued regarding the fire riser door and molding. Molding needs repair and paint. Director Brown will take care of.

Homeowner asked about large vehicle parking. Manager stated that the homeowner would need to fill out the parking form and that it would be sent to the Board of Directors for approval or denial.

Discussion ensued visitor parking. Director Burley stated that the parking issue has gotten better.

Homeowner thanked the HOA for getting Fire Lane signs installed and striping the visitor parking areas.

Homeowner asked about drainage for water/ice buildup on the south side of Pine Basin. Discussion ensued about snow removal and how to remedy. Director Brown discussed the pros and cons of ice melt and sand. If used, concrete will eventually spall. The spalled sidewalks in the community will be replaced before Ascent transitions out of community.

Homeowner asked that the snow be pushed to both ends of Stone Timber as opposed to just the south end. Manager will talk to Keesen.

Homeowner asked about paint colors for the townhomes. Manager will post the paint palate on the website.


Homeowner asked about a garage sale date. Manager sent out e-blast. The dates will be June 10 and June 11- 8:00 am- 3:00 pm. Manager stated that the homeowners should not block any fire lanes with tables or items for the sale.

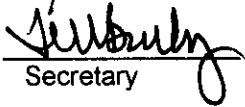
Discussion ensued regarding teenager that drives an extremely loud car. Director Burley stated she spoke with the mother, and it seems to have gotten better. Further discussion regarding the Townhomes covenant enforcement policy and the length of time it takes to fine homeowners.

Homeowner asked about the orange erosion control bags in the gutters. Director Brown will have them removed once the Town of Parker approves the landscaping.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:10 PM.

Respectfully submitted,
By: 
President

By: 
Secretary