

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
April 28, 2021- 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 Wednesday, April 28, 2021 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, Ralph and Lori Alexander, Kirby and Bettie Fisher, Clif and Marcella High, Mary Beth Kramp

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE JANUARY 27, 2021 BOARD MEETING MINUTES

Manager presented the January 27, 2021 Board meeting minutes to the Board of Directors.

Upon a motion duly made by Director Brown, seconded by Director Burley, and upon vote, the January 27, 2021 board meeting minutes were unanimously approved.

IV. APPROVAL OF THE FIRST QUARTER FINANCIALS

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

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

V. RESIDENTS FORUM

Homeowner asked about the native area along Scenic Park Drive. Discussion ensued regarding additional seed and mowing. Manager will speak with Keesen regarding current irrigation in that native area. If there is enough irrigation to warrant seeding, manager will get a bid from Keesen for seed. Manager will ask that they do not mow the native. Manager stated that if the native is

not mowed for a while that the homeowners need to be aware that it will look like weeds. Manager also stated that Keesen now sprays two times for weeds during the growing season.

Manager will set a date for a landscape walk with the committee once everything is in bloom.

Director Brown discussed the tree lawn along Hess Road. Ascent will plant missing trees and is talking to the Town of Parker about putting rock in the tree lawn to replace the dead and continually dying native. Parker plows and breaks the irrigation every year.

Ascent will make sure all landscaping in the new buildings has been completed.

Discussion ensued regarding plastic grates in streets that break during snow plowing and are dangerous. Manager will research a metal product.

Homeowner brought up the fact that the large package doors in the mailbox get stuck. Director Brown will contact the post office.

Discussion ensued regarding Comcast and the cable that needs to be buried. Director Brown will reach out again to Comcast to see when this will be completed.

Parking and Towing Issues- Discussion ensued regarding Fire Lanes, visitor parking, Wyatts Towing and the parking rules. Director Brown stated that anyone parked in the fire lane is an immediate tow. Director Brown suggested that the homeowners form a parking committee, research other towing companies, and make recommendations for updating the rules. The manager will send out an e-blast asking homeowners to contact the Alexanders if they are interested in serving on the committee. The committee is to come up with ideas and send them to Kathy at Teleos prior to the July 28th board meeting. They will be sent to the board for review and discussion at the July meeting.

VI. MANAGEMENT REPORT

Manager presented the management report to the Board of Directors. No questions.

VII. NEW BUSINESS

Downspouts-Building 9, 15, 16

Discussion ensued regarding the ice caused by the downspouts. Manager spoke with D7 regarding same. They stated that they could re-direct the spouts but that the water will cause icy conditions no matter where they are directed and obviously should not be directed closer to the foundation. Director Brown spoke to the cost of directing the spouts into the ground and the cost associated with installing an underground drain.

It was stated the cost would be prohibitive. Director Brown recommended that the downspouts be cut and add tip outs to the spouts. Manager will contact D-7 to get a bid and present it at the July meeting.

Roof Vents- D7

Director Brown spoke to the cost of raising the height of the roof vents. D7 stated that it would cost approximately \$350 per vent. Very few units need a raised vent.

Reserve Study

Ascent has agreed to pay to have the Reserve Study completed-approximately \$2500. Manager will set a time for the Reserve company to come out once the pergola has been installed.

Dog Station

A dog station will be installed by the pergola area. Reminder to homeowners that all dogs must be on a leash and homeowners must pick up after their pets.

The HOA would have to pay for additional stations- cost approximately \$500.

Discussion ensued regarding homeowners that do not follow the rules regarding pets off leash and homeowners that do not pick up after their pets. Manager asked that homeowners keep sending photographs with details and manager will send violations.

Manager also stated that homeowners should call animal control if dogs off leash are vicious or out of control. Manager will e-blast animal control number.

VIII. OLD BUSINESS

Pigeon Issue-

No perfect solution to the issue. HOA could purchase wire and have handy man install- approximate cost would be \$100-\$125 each.

Discussion ensued regarding a pest control company. Manager will reach out to a company to get a bid.

Ascent Signage

Date that Ascent will remove advertising signage- Director Brown stated that the signs will be removed within 30 days.

Monument Signage completion with name of community-Director Brown stated that it should be completed by the end of April.

Development Update

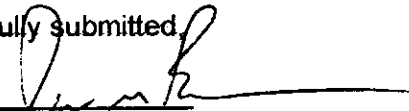
Discussion ensued regarding the sale of buildings 10 and 17. Buildings #10 and #17 went into foreclosure and were sold to Parker Investments/CUC. Past dues have been collected. They are in the process of getting Certificates of Occupancy and actively selling the units.

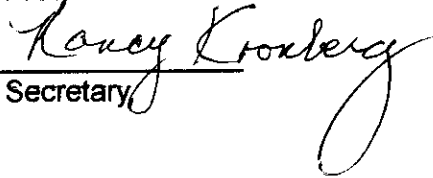
Director Brown reported that building #5 has been completed and should be occupied by June. Building #8 and the pergola should be completed by August. The mailboxes will be moved from their current location to the pergola area on the corner of Pine Basin Place and Pine Branch Way.

VII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:54 PM.

Respectfully submitted,

By: 
President

By: 
Secretary