



ANNUAL HOMEOWNERS MEETING

November 4, 2021

Parker Library

5:30 p.m. - 7 p.m.

DATE AND TIME

The Annual Homeowners Meeting of the Pine Bluffs Community Association (referred to hereinafter as "Owners") was held on Wednesday, November 4, 2021, at 5:30 PM at the Parker Library.

I. CALL TO ORDER

On behalf of the Board, Director Dewitz called the meeting to order at 5:30 PM.

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

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

Homeowners Present: James Summers, Marty Pickert, Fabio Fernandez, Cynthia Renkel, Doug Thormahlen, Kevin Heern, Deb Thrasher, Jim & Pam Schreiber, Kathi McGuire, David McPherson, Mike Going, George Coryell, Nirav Patel and Chris Robinson.

Introduction of the Board of Directors was made.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, Proxy and proposed 2022 budget were mailed to 361 homeowners of record on October 19, 2021. Manager received 83 proxies: 16 for quorum purposes, 38 proxies for vote by the President, 5 proxies for vote by Doug Dewitz, 3 proxies for vote by Amber Misgen, 16 proxies for vote by Mark Shrode, 1 proxy for vote by Teri Burley, 1 proxy for vote by Rockland Miller, 1 for vote by Brendan Hynes and 2 for vote by Fabio Fernandez.

HOA bylaws state that 20% of votes of the association be present in person or by proxy. The Manager announced that the quorum requirements had been met for the meeting.

III. KEESON PRESENTATION AND EDUCATIONAL- NATIVE GRASSES

Director Dewitz introduced Andy Knight, the account manager for Keesen. Andy discussed the reason that Developers and towns use native grasses for common area landscaping. The purpose of native is to cut down on water usage and irrigation. When native grass is used, there is usually temporary irrigation in place to water for the first two years. It can take native grass up to 4-5 years to mature. When fully established, it should look more like a meadow.

He explained that Keesen performs two full mows per season and four beauty bands per season at Pine Bluffs. If native is mowed too much, it thins out and becomes dirt. Keesen also sprays for broadleaf and weeds two times per season. If needed, they are willing to add additional treatments.

Discussion ensued regarding replacing some of the native areas in Pine Bluffs with sod. If the Town of Parker would give the HOA a variance, the price to sod, irrigate and water large areas of sod would be extremely high and the possibility of dues increases would be likely.

The HOA is getting various bids for the area on South Longs Bluff Ln and the southeast corner of the Hilltop Pines entrance. Andy stated that Blue Gramma is a better way to go with native because it only grows to about 3 feet and looks lusher and greener. An example of Blue Gramma can be seen in the medians on Hilltop Pines Road.

Homeowner asked about the entrance on Pine Bluffs Way. Manager explained that the native area below the townhomes belongs to the Townhomes HOA and that until the Declarant has relinquished control that it cannot be changed. The Townhomes HOA would have to make the decision to make any changes to the common area.

IV. APPROVAL OF JULY 28, 2021 BOARD MINUTES

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

Upon a motion duly made by Director Burley, seconded by Director Misgen, and upon vote, the July 28, 2021. Meeting Minutes were unanimously approved.

V. APPROVAL OF THE THIRD QUARTER FINANCIALS

Manager presented the Third Quarter 2021 Financials to the Board of Directors. Manager stated that as of today, there is \$133,000 in the operating account and \$467,000 in the Reserve account.

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

VI. HB 1310 FLAG COMMENTS AND INSPECTION OF RECORDS MENTION

Manager stated that a summary letter regarding the recent changes to the Colorado Common Interest Ownership Act signed by the Governor in July, effective September 2, 2021 for revisions to the Signs and Flags rule was mailed to all homeowners with the annual meeting information. Rule #6 on Signs and Flags was included in the mailing. Exhibit C with the updated Rule #6 will be posted to the website www.pinebluffscommunity.com

The rule will become effective on November 17, 2021 unless members petition for a special meeting, in accordance with the bylaws, to reconsider such rule, and the rule is disapproved at the meeting by the members representing more than 50% of the total vote in the association.

Homeowners made no comments. One homeowner questioned the Halyard rule during the residents forum.

The updated Inspection of Records Policy, also signed by the Governor in July, and adopted by the Board of Directors on September 23, 2021 has been posted to the Pine Bluffs website.

VII. ARTIFICIAL TURF UPDATE

Director Burley discussed the research process for artificial turf and the reason the board has agreed to allow artificial turf in the front yards. **Homeowners must go through the design review process for all changes to landscaping.** Upon design review approval, homeowners will be allowed to choose from two specific types of artificial turf in the front yards. These types and all requirements are listed in the Artificial Turf Guidelines.

Manager will e-blast all homeowners the Artificial Turf Guidelines and information and post it to the website www.pinebluffscommunity.com

HB 1229- regarding xeriscaping was signed by Governor Polis in July. HB 1229 prompted the research.

VII. RATIFY 2022 BUDGET

Manager walked the homeowners through the budget discussing the line items and expenses. Notable increases for the 2022 budget mentioned was the increase in water, the landscape contract- 5% increase, irrigation repairs due to aging irrigation and tree/shrub replacements which needs to be completed on a yearly basis. Manager explained that increases are put in place to protect against inflation, currently running at 5%.

Manager and board answered all homeowner questions.

Manager and board discussed capital improvements that took place this year. Discussion ensued regarding the Pine Bluffs survey that was sent to all homeowners and the "wish list" and timelines. Manager discussed survey and reserve study items for 2022 and the future. Pool furniture, shade sails for the pool area, landscaping, trees, plants and rock as well as needed items per the Reserve study such as a kiddie pool pump and tot lot mulch were mentioned.

Manager stated that the Reserve Study can be found on the Pine Bluffs website www.pinebluffscommunity.com

Manager pointed out that there has not been an increase in the dues since 2018.

Following discussion, upon a motion duly made by Homeowner McPherson, seconded by Homeowner Going, and upon vote, the 2022 budget was unanimously ratified.

VIII. ELECTION OF 2 DIRECTORS TO THE BOARD

Manager stated that Mark Shrode and Amber Misgen are running for re-election and Kevin Heern is running for one of the board seats.

Each candidate presented their qualifications to the board and homeowners. After the presentation by Directors Shrode and Misgen, Kevin Heern withdrew his nomination based on the fact that the current board works so well together. Mr. Heern stated that he has served on boards before and the fact that two current board members want to stay on the board says a lot.

Manager also called for nominations from the floor. There were none.

By acclamation, the manager announced that Director Shrode and Director Misgen had each been re-elected to serve a two-year term beginning January 1, 2022 and ending December 31, 2023.

Both Director Shrode and Director Misgen accepted their nomination.

Officers will be elected at the first Board meeting of 2021.

IX. RESIDENTS FORUM

Homeowner asked if the people that are building on the Koelbel lot got permission from the Design Review Committee. They received permission from the committee and from the Town of Parker building department. Homeowner stated that they have trash that should be removed. Manager will contact homeowner.

Homeowner questioned the Halyard rule for flag poles. Discussion ensued regarding expense of an internal halyard. Director Hynes asked the homeowner to email him alternatives that are less expensive but create no clanging noise. Manager stated that any changes the board might make need to be made prior to November 17. On November 17th, the Rules will become effective.

Homeowner asked about the survey results regarding a Clubhouse. The board stated that it is on the "long term" plan (5 years) and that they will start research in the next year or so.

Homeowners expressed frustration regarding the number of cars that are allowed to park on Northern Pine Avenue. Discussion ensued regarding the danger for children playing and autos trying to maneuver the street. The board reiterated that the HOA does not control the streets and that the homeowners should contact the Parker Police Department.

Discussion ensued regarding basketball hoops in the streets. Manager will send an e-blast reminder to all homeowners. Basketball hoops are not allowed in the streets or allowed to block the sidewalks.

Homeowner brought up the danger of fireworks. Director Hynes spoke to the fact that again, fireworks is an issue for the Parker Police Department. Manager stated that she would continue to send out e-blast warnings prior to the Fourth of July.

Discussion ensued regarding homeowners that do not shovel their own sidewalks within the 24 hour town of Parker time frame. It should be reported to management and also to the Town of Parker. One homeowner stated that the Town will come out immediately in response to complaints of ice on sidewalks.

Homeowner asked about having a Dog Splash at the pool the final weekend of the year. The O'Brien pool in Parker holds such an event. Manager explained that the board has kept the pool open for the homeowners in September for the past few years. When the pool closes at the end of September, the pool company immediately winterizes it so that the components do not freeze. Manager suggested that if the pool were to close a week earlier for the homeowners, then it might be a possibility.

Homeowner asked what is happening with the Design Review Committee and if more members are needed. Director Misgen stated that they will review the submittals by the beginning of the year.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:50 PM.

Respectfully submitted,

By:


President

By:


Secretary