



Board of Directors Meeting
May 5, 2022- 5:00 PM
Parker Library
20105 Mainstreet, 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 Thursday, May 5, 2022 at the Parker Library at 20105 Mainstreet, Parker at 5 PM.

I. CALL TO ORDER

On behalf of the Board, Director Misgen called the meeting to order at 5:00 PM.

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

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

Homeowners Present: Eric Kodis, David McPherson, Daniel Mansfield, James "Kit" Summers, Kevin Heern, Angi Rigot, Brenna Johnson and Said Yusifli

II. ESTABLISHMENT OF QUORUM

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

III. BOARD INTRODUCTIONS

The Board introduced themselves.

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

Manager presented the February 3, 2022 Board Meeting minutes to the Board.

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

V. APPROVAL OF FIRST QUARTER 2022 FINANCIALS

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

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

VI. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since February 3, 2022. There were no questions.

VII. NEW BUSINESS

Ratification of Board Actions without a meeting-

Pool Security: The Board of Directors unanimously approved in writing via email to contract with Cascadia Global Security. 5 hours per day- 7 days a week. The contract was signed on March 30, 2022. The security company will start on May 28th.

Pool Monitors: The Board of Directors unanimously approved in writing via email to contract with Splash Staffing for monitoring for the pool. 3 hours per day- 7 days a week. The contract was signed on March 30, 2022. The monitors will start on May 28th.

Tot Lot Mulch Refresh- The Board of Directors unanimously approved in writing via email to contract with Recreation Plus to refresh the mulch in both tot lots. The contract was signed on April 10, 2022. Order time is 6-8 weeks.

Trash Cans- The Board of Directors unanimously approved in writing via email to order 4 new trash cans for the pool area. The contract was signed on April 11, 2022. The cans have arrived and are ready for installation.

Electrical Outlet for North Side of Pool House- The Board of Directors approved in a 3-2 vote to install another electrical outlet on the north side of the pool house for future events. The contract was signed on April 20, 2022. Work will commence on May 16, 2022.

- **Vending Machine-** Director Misgen stated that in response to the member survey where homeowners asked for more amenities at the pool, the Board is in discussion with a homeowner that provides vending machines. The vending machine will offer cold drinks and snacks. 3 board members voted yes, 2 voted no. Manager is still waiting to receive a written contract from vendor. Vendor was asked to pay \$30 per month for electricity.
- **Pergola/Sail Update-** Director Hynes was unable to get a response from Superior Construction. Manager will research further and report to board.
- **Pool Opening-** Manager reported that the pool will open on Friday, May 27, 2022. Pool hours will be from 6 am – 8 am for Lap Swim and 8 am – 10 pm for Regular Swim. The pool rules have been updated. They will be e-blasted along with additional pool and pool key information to the homeowners prior to opening.

Manager asked the board if they would like to have new pool signs made for the gates. Discussion ensued.

Upon a motion, duly made by Director Shrode, seconded by Director Dewitz, and upon vote, two new pool rule signs were unanimously approved. Manager will order.

- **Corn Hole Update-** Director Misgen reported on the progress of the permanent corn hole game. Board met at the pool to look at permanent locations. Location discussed- west side of pool between the sidewalk and the picnic area.

Discussion ensued regarding the material of the base and game. Director Misgen stated that the base would be concrete and board composite.

- **Landscape Walk-** Manager reported that the landscape committee will meet with Keesen to look at all common areas for tree and shrub replacements on May 19th at 9:30 am. Meeting location to be determined.

Manager stated that another walk will take place for homeowner tree lawns. This walk will be scheduled after the first week of June.

- **Garage Sale Date-** Manager asked board to decide on the yearly garage sale date. Discussion ensued. Garage sale will be held in June on Friday, June 10 and Saturday, June 11, 2022. Manager will e-blast the dates.

Homeowner, Daniel Mansfield, asked if we could get larger signs, i.e. banners. Director Misgen stated that there is no storage areas and sited concerns over the installation of the signs. Daniel stated that he would be willing to store and install.

Manager will get pricing for banners to send to the board. Depending on the workload of the sign company, manager stated that it may not happen for the upcoming sale in June.

- **HBS Large Item Pick Up-** Manager e-blasted dates to community. May 25th and November 16th Manager will e-blast reminders.

VIII. RESIDENTS FORUM

Homeowners expressed frustration over the most recently painted houses in the neighborhood, stating that they are not earth tones. Director Misgen stated that earth tones can be subjective. The committee may need homeowners to paint swatches on their homes before approval.

Director Misgen stated that the design review committee and board will be working on a paint palate for the neighborhood. Angi Rigot and Brenna Johnson volunteered to be involved on the committee to help choose colors.

The committee has reached out to representatives from Sherwin Williams and Benjamin Moore.

Homeowners requested that the palate be created sooner than later so that all homeowners know what to expect.

Homeowner complained about a home being built on the Toll Brothers side of the neighborhood. Manager stated that the Town of Parker, the Board of Directors and the Design Review Committee had all approved the design. Homeowner wants to see rendering. He was told to contact the Town of Parker.

Homeowner asked if the HOA will be replacing mail boxes, specifically, the boxes on Windy Pine. Manager stated that the Pine Bluffs Reserve Study does have the replacement for each unit listed along with a timeline. Manager got a bid a year ago and will follow up for new pricing.

Homeowner asked if the HOA could replace the Home Depot buckets with something nicer for the ice melt at the mail box kiosks. Manager will look into different options.

Homeowner asked about the Turf guidelines and how the board determined the 50% quotient. Director Burley stated that the board checked with other cities as to their guidelines. Director Dewitz suggested contacting the turf vendors for picture of homes where the turf has been installed.

Homeowner brought up the new House Bill 1151. If the bill passes, homeowners could get a kickback from the state for installing turf.

Homeowner discussion on dealing with neighbors and pets. If a homeowner cannot resolve an issue with their neighbor, the homeowner should contact the Parker Police Department's animal control for pet and wild animal issues.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:00 PM

Respectfully submitted,

By:


President

By:


Secretary