



Board of Directors Meeting
August 17, 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 Wednesday, August 17, 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, Brendan Hynes and Teri Burley

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

Homeowners Present: Eric Kodis, Kevin Heern, Laurie Going, Irene Greene, John Fichter, Daniel Mansfield, Rockland Miller and Lisa Rieck

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 MAY 5, 2022, BOARD OF DIRECTORS MEETING MINUTES

Manager presented the May 5, 2022, Board Meeting minutes to the Board.

Upon a motion duly made by Director Shrode seconded by Director Dewitz and upon vote, the May 5, 2022, Board meeting minutes were unanimously approved.

V. APPROVAL OF SECOND QUARTER 2022 FINANCIALS

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

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

VI. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since May 5, 2022. There were no questions.

VII. NEW BUSINESS

Ratification of Board Actions without a meeting-

- **Mailbox Installation:** The Board of Directors unanimously approved in writing via email to contract with Page Specialty. The bid to install new mailboxes in the Toll Brothers neighborhood was approved on June 16, 2022. The color sandstone was approved on July 4, 2022. Mailboxes were ordered on July 5, 2022.

Manager reported that the decorative pedestals are on back order. They could take up to two months to arrive.

The Toll Brothers homes are the oldest in Pine Bluffs. All mailboxes will eventually be replaced according to the Reserve Study.

- **Tot Lot Inspection-** The Board of Directors unanimously approved in writing via email to contract with Rocky Mountain Playground to inspect both tot lots. The contract was signed on July 21, 2022.

Manager reported that the mulch was installed the second week of July and the inspection was completed on July 22nd. There were minor repairs reported. Rocky Mountain Playground made the repairs. Manager is waiting on price for signage needed.

HB 22-1137 Policies and Amendment of Bylaws- Adoption of Regulations

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 Association's legal counsel updated the policies and also recommended that the Board of Directors amend the Bylaws to coincide with the new Conduct of Meetings policy.

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

Upon a motion duly made by Director Dewitz seconded by Director Burley, the Amendment to the Bylaws was unanimously adopted and signed on August 17, 2022 and will become effective on August 17, 2022.

The policies will be e-blasted to all homeowners along with a summary of how these policies will affect homeowners. All documents will be uploaded to the website www.pinebluffscommunity.com under Resolutions and Policies and Governing Documents.

Pool Closing- Manager reported that the pool will remain open through September 25th. Security from 5:30 pm to 10:30 pm will remain in effect through closing day.

Discussion ensued regarding end of season party. Director Hynes asked that manager send an e-blast to solicit volunteers to help with the party and to solicit Social Committee members. Homeowners Heern volunteered to help with the party. Date to be determined-third or fourth weekend of September depending on volunteers.

Landscape Update- Director Dewitz gave a report on HOA landscape. Keesen, the manager and committee walked the neighborhood. A recommendation was made that the landscape walks be completed in the fall so that tree planting occurs in the springtime. The trees will have a better chance of survival.

Andy put together a list of trees to plant in the spring and items to be completed this summer/fall. The board voted to install rock along the native tree lawn from Hilltop Pines Road along Hess Road down to where the Townhomes rock begins. The rock will be the same rock as the Townhomes.

The board agreed to hydroseed two smaller common areas on the Toll Brothers side with a mix of materials to include blue grama. Discussion ensued regarding the entrance to Hilltop Pines. If the hydroseed works in these areas, it will be proposed for the entrance to Hilltop Pines.

Discussion ensued regarding the entrance to Hilltop Pines and the native. Homeowners want the native to be cut more frequently. Keesen mows native two times per season and then cuts beauty bands four times per season. Andy explained that the more you mow native the worse it looks and will eventually have big dirt patches. The native seeds need to be able to germinate.

Discussion ensued regarding the saturation of the lawn on the south side of Narrow Pine. Andy will have their irrigation team look at it.

Director Hynes stated that the Town of Parker still requires that homeowners replace their trees in the tree lawn. It is a town requirement based on the initial landscape plans with the Town of Parker and DR Horton.

Discussion ensued regarding why the tree lawn trees seem to die frequently. Andy suggested that it could be the soil and that more soil prep needs to be done by the installers before a tree is planted. Manager stated that many of the trees died initially because DR Horton planted them with the mesh basket around the roots.

Paint Palate Update- Director Misgen discussed the progress of the paint palate committee. The committee has five members who have met to look at paint colors. Director Misgen stated that they currently have 42 palates and that they hope to have the palate finalized next week.

VIII. KEESSEN -ANDY KNIGHT

Andy Knight discussed ideas for keeping the HOA common areas and homeowner's yards in good shape during the summer and winter seasons.

Discussion ensued regarding winter watering. Suggestions include winter watering both the yard and trees. Watering the grass eliminates the mites that you see in the spring/summer. When watering pine trees, always water on the south side of the tree with 25-50 gallons of water one time a month. You can use Gator bags, but they tend to freeze.

In the spring/summer, aerate your yard in the spring and again in the fall before the irrigation is turned off. Only water two to three times a week. Parker does not want anyone to water on Fridays. Do not cut your grass any lower than 4".

Discussion ensued regarding yellow spots in yards. Andy suggested that if there is any green in the yellow area close to the dirt, that it may just need a sprinkler adjustment. Some yellow spots are due to pet urine. Andy suggested African Dog Tuft which is resistant to pet urine. If it is not caused by pets or lack of water, he suggested that the homeowner re-seed or sod the area.

Overwatering your trees tends to drown them and they will exhibit the same look as if they were not being watered at all.

Fertilize 3-4 times during the season. Use pre-emergent for weeds. Use broad leaf spray as well.

Make sure that you check your irrigation system for leaks and that all zone and drip zones are working properly.

To save water many homeowners are looking at converting their grass into xeriscape and/or planting beds.

Parker Water and Sanitation has a good website www.pwsd.org where you can check your water bill to determine if you have water issues.

Denver Water also provides charts for watering and lawncare- www.denverwater.org

Discussion ensued regarding the grass along Scenic Park Drive from Shady Ridge towards the pool. Andy said that the area was originally native and it was changed to blue grass. The area has always had problems. Keesen is going to re-seed it this year but recommended having some plant beds in that area in the future. Keesen would be happy to design a plan for the area.

IX. RESIDENTS FORUM

Director Hynes discussed the bids for the Corn Hole game. They will be placed at the west end of the pool, just east of the pergola. One site, two concrete pads with 2 sets of composite boards bolted to concrete. The first bid was for \$4800, the second for \$7500. These prices do not include the boards which will cost approximately \$800-\$1200.

Homeowner, Lisa Rieck spoke. Discussion ensued regarding a fence that she installed at her home without design review approval. Ms. Rieck stated that she has been attacked by her

neighbor's dog and that she has reported it to the police several times. She stated that the owner of the dog is friendly and has empathized with her. The temporary fence does not conform to the Pine Bluffs architectural guidelines and therefore Ms. Rieck has been sent violation letters and fines because she would not remove it within the time allowed. Ms. Rieck submitted a design review form with an alternate fence which has been denied because it also does not conform with the design guidelines. Ms. Rieck was offered a hearing with the board. She stated that she has been stumped by the board at every turn and that she was never given a clear indication on how to submit a correct application and that the board did not communicate the denial clearly and she has not been offered an alternative. Director Misgen stated that the board has responded to her and said that Ms. Rieck was being disingenuous. Her three minutes were used and the discussion ended.

Homeowner, Irene Green spoke briefly. Ms. Green was asking about the design covenants on fencing. Asked if the fence with mesh will keep animals out.

Homeowner, Daniel Mansfield spoke. Mr. Mansfield made the comment that the dog in question is friendly and is not vicious. Discussion ensued regarding Hilltop Pines and the landscaping. Mr. Mansfield stated that the board does not take Hilltop Pines seriously and that every improvement made always happens on the other side of Pine Bluffs. Mr. Mansfield is dissatisfied with the entrance at Hilltop Pines. Asked why the HOA is not hydroseeding the Hilltop Pines side of the community.

Homeowner, Rockland Miller spoke. Mr. Miller voiced his concern about the Hilltop Pines landscaping. He stated that the common area on the south end of Hilltop Pines looks bad.

Director Dewitz spoke. Mr. Dewitz explained that the two common areas in the Toll Brothers area are being hydroseeded because they are smaller sections. The board would like to see how these areas turn out before they spend the money on larger areas such as the entrance to Hilltop Pines.

The next meeting will be the Annual Meeting on November 10, 2022 at 5:30 PM at the Parker Library. There will be three (3) open board seats. Please contact management if interested in serving on the Board of Directors. The 2023 budget will be presented at the annual meeting.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:59 PM

Respectfully submitted,

By:


President

By:


Secretary

XI. EXECUTIVE SESSION

An Executive session was held to discuss a vendor contract and legal issue with a homeowner.