



Board of Directors Meeting
January 27, 2021- 6:00 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, January 27, 2021 at the Parker Library at 20105 Mainstreet, Parker at 6 PM.

I. CALL TO ORDER

On behalf of the Board, Director Dewitz called the meeting to order at 6:00 PM.

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

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

Homeowners Present: None

II. ESTABLISHMENT OF QUORUM

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

III. BOARD INTRODUCTIONS AND ELECTION OF OFFICERS

The Board introduced themselves. Director Dewitz called for the election of officers. Director Hynes made recommendations. Director Dewitz was elected President, Director Misgen was elected Vice President, Director Burley was elected Secretary/Treasurer.

IV. APPROVAL OF THE NOVEMBER 4, 2020 ANNUAL HOMEOWNER MEETING MINUTES

Manager presented the November 4, 2020 Annual Meeting minutes to the Board of Directors.

Upon a motion duly made by Director Burley, seconded by Director Hynes, and upon vote, the November 4, 2020 Annual meeting minutes were unanimously approved.

V. APPROVAL OF YEAR END 2020 FINANCIALS

Manager presented the 2020 Year End Financials to the Board of Directors.

Manager stated that the community is in good financial shape.

Discussion ensued regarding the Reserve Fund and why it is necessary to continue to contribute to the fund. The manager stated that the 2019 Reserve Study is on the website at www.pinebluffscommunity.com. The study is based on future capital expenditures broken down year by year. The study is a guide that the board and management reviews on a yearly basis.

Upon a motion duly made by Director Burley, seconded by Director Shrode, and upon vote, the 2020 Year End Financials were unanimously approved.

VI. MANAGEMENT REPORT

Manager reported on Teleos activities that have taken place since November 4, 2020.

VII. OLD BUSINESS

Electrical Hilltop Pines Update:

Director Dewitz reported on the history and install for the electrical at the northeast entrance of Hilltop Pines. IREA is slated to begin the project on March 9th.

Adoption of Resolutions:

Manager presented updated resolutions to Director Dewitz for signature. Discussion ensued regarding the amount of work completed by the board in 2020 regarding Rules and Regulations and updated resolutions.

All resolutions will be signed and become effective on January 27, 2021. All documents will be posted to the website.

VIII. NEW BUSINESS

Dog Waste Stations

Manager presented pricing and location map for five (5) new dog waste stations in Pine Bluffs and Hilltop Pines. Discussion ensued.

Upon a motion duly made by Director Burley, seconded by Director Dewitz, and upon vote, the dog waste stations were unanimously approved as presented.

Manager will order and set a time in spring for installation.

Electrical Bids- Narrow Pine and Parker Road

Manager discussed need for one additional electrical outlet at both the Narrow Pines and Parker Road entrances. Trees at both entrances are getting larger and require more Holiday lighting. There is not enough electricity at either entrance to accommodate all the lighting thus the reason that they continually trip the breakers.

Manager will conduct further research with IREA and electrician and present to the board.

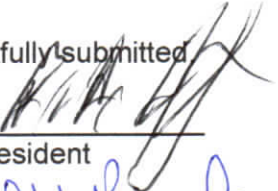
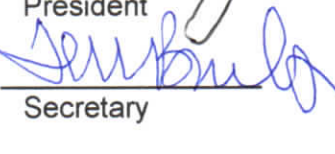
IX. RESIDENTS FORUM

Discussion ensued regarding Holiday lighting and the timelines to install and take down. Manager stated that the new Rules and Regulations state that holiday lighting and decorations can be put up 30 days prior to the holiday and must be taken down 30 days after.

Manager will send out e-blast reminder to homeowners regarding same.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:45 PM

Respectfully submitted
By: 
President
By: 
Secretary