

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
July 15, 2020- 6:00 PM
Tot Lot by Pool

DATE AND TIME

The Board of Director's Meeting of the Townhomes at Pine Bluffs (referred to hereinafter as "Owners") was held on Wednesday, July 15, 2020 at the Tot Lot at Pine Bluffs, Parker CO at 6:00 PM.

I. CALL TO ORDER

On behalf of the Board, Director Brown called the meeting to order at 6:02 PM. Introductions were made.

Directors Present: Jason Brown, Roz Mena and Nancy Kronberg

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

Homeowners Present: Mary Beth Kramp, Robert Tooke, Marcella High and Cynthia Renkel

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE MAY 6, 2020 ANNUAL MEETING MINUTES

Manager presented the May 6, 2020 meeting minutes to the Board of Directors.

Upon a motion duly made by Director Kronberg, seconded by Director Mena, and upon vote, the May 6, 2020 meeting minutes were unanimously approved.

IV. APPROVAL OF THE 2020 SECOND QUARTER FINANCIALS

Manager presented the 2020 Second Quarter Financials to the Board of Directors.

Upon a motion duly made by Director Brown, seconded by Director Kronberg, and upon vote, the 2020 Second Quarter Financials were unanimously approved.

V. RESIDENTS FORUM

Homeowner requested that the board allow them to put their own mulch down to freshen up the area. It was agreed that it would be allowed but only if homeowners use the same mulch that is

currently installed. Director Brown will ask Metco for the color and manager will convey to homeowner.

Homeowner asked about weeds and overgrown native. Manager discussed native grasses and the fact that they are mowed twice per year and that beauty bands are mowed 4 times per year. Director Brown discussed the reason for the installation of native grasses- the town will only allow so much sod in any one development because of irrigation. Once the development has been completed, the declarant is off the board, and the city signs off on the landscape, HOA run board can choose to change the landscaping trees and plants.

Homeowner asked about dog stations. Director Brown will install a dog station near the gazebo area in the center of the project.

VI. NEW BUSINESS

Rules and Regulations

Discussion ensued regarding the amendment of the Townhomes at Pine Bluffs Rules and Regulations. The board is seeking legal counsel in drafting the documents. Once drafted, they will be mailed and emailed to all homeowners for a 30 day review and posted to the website.

Parking

Director Mena discussed new parking regulations. A towing company has been contracted at no charge to the HOA to tow all vehicles parked in the fire lanes, in no parking zones and in visitor parking without approval. Discussion ensued regarding the parking of oversize vehicles. The board will consider allowing temporary parking of same with approval from the board. The parking regulations will be included in the Rules and Regulations which will be mailed to homeowners for review.

VII. OLD BUSINESS

Landscape Update

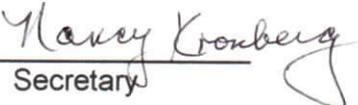
Manager discussed the progress made in the above ground irrigation and the tree/plant replacement. Manager discussed budgetary constraints. See comments above during resident's forum.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:42 PM.

Respectfully submitted,

By: 
President

By: 
Secretary