

TOWNHOMES AT PINE BLUFFS

Board of Directors Meeting
January 20, 2020- 3:00 PM
Model Home

DATE AND TIME

The Board of Director's Meeting of the Townhomes at Pine Bluffs (referred to hereinafter as "Owners") was held on Monday, January 20, 2020 at the Model Home, Parker CO at 3:00 PM.

I. CALL TO ORDER

On behalf of the Board, Director Brown called the meeting to order at 3:00 PM. Introductions were made.

Directors Present: Jason Brown, Roz Mena and Nancy Kronberg

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

Homeowners Present: Clif High

II. ESTABLISHMENT OF QUORUM

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

III. APPROVAL OF THE NOVEMBER 14, 2019 ANNUAL MEETING MINUTES

Manager presented the November 14, 2019 Annual Meeting minutes to the Board of Directors.

Upon a motion duly made by Director Mena, seconded by Director Kronberg, and upon vote, the November 14, 2019 Annual meeting minutes were unanimously approved.

IV. RESIDENTS FORUM

Director Brown asked manager if trash totes could be ordered prior to new homeowners move-in date. Manager stated yes, however, it may still take up to two weeks for totes to be delivered.

Manager discussed the formation of the Design Review committee. After discussion, Director Brown, Director Mena and homeowner High will serve on the Design Review committee. Manager will be the liaison.

Discussion ensued regarding the Rules and Regulations for the community. Manager and Directors made suggestions on items to include in the policy. Manager will send ideas from a similar community. Director Brown will email ideas from another Ascent community.

Manager asked about the Calabria property information received from Hammersmith. Director Brown explained the changes of ownership since the inception of the community.

VI. NEW BUSINESS- TRANSITION

Online Portal- ACH:

Manager discussed the transition and contacts for billing information. Manager stated that, to date, most homeowners have signed up for auto-pay or have sent in checks for January.

Landscape and Snow Contract:

Discussion ensued regarding Keesen, the new landscape and snow contractor. Discussion ensued regarding native grasses and how many times they are to be mowed. Manager stated that Keesen mows native areas one time per year, normally in the fall. They will also mow "beauty bands" 3-4 times per year starting in the spring time. Keesen is the landscape company used by the Master Association. Manager stated that information regarding native mowing will be in the upcoming e-newsletter being sent out by the Master Association.

Website Update:

Manager discussed the new Townhomes at Pine Bluffs website link and information where the 2020 Coupons, Governing Documents and other important information can be found. www.pinebluffscommunity.com under the PB Townhomes HOA tab.

2020 Meeting Dates:

April 13, 3pm; July 29, 3pm; November 11, 5pm-Annual Meeting at Parker Library- all dates are on the website

VI. OLD BUSINESS

Metco- Dead Tree- Discussion ensued regarding Metco. Director Brown stated that Metco is still the installer. Money owed to Metco has been set aside as part of the warranty commitment that Metco has to replace dead trees and plants that are under warranty.

Director Brown and the management company will walk the property with Metco in May, once trees/plants have started to bloom.

Landscape Committee Review- discussion as to who is on committee. Discussion ensued regarding the lack of volunteers for the committee at the Annual meeting. Director Kronberg and manager will form the landscape committee.

VII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:00 PM.

Respectfully submitted,

By: _____

President

By: _____

Secretary