Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

Executive Board of Directors
Pinery Homeowners' Association
Minutes of the Regular Meeting
Wednesday, March 27, 2024

Attendance: President Sonia Eyre (Remote), Vice President James Glavin, Secretary Mark Griffin, Treasurer Barry Hong, Directors Lisa Nemmers, Ted Opp

Absent: None

Visitors: None

Guests: Apex Waste representatives Scott Lukash, Hunter Blanchard and Mike Dalton

Call to Order: Vice President Glavin called the meeting to order at 6:38 p.m.

President's Remarks:

Changes to Agenda:
Added to the agenda under New Business: Tree Proposal from the Community Services Committee

Approval of Minutes:
The minutes of the Regular Meeting on January 31, 2024, approved with changes. Need to add Election of Officers to minutes.

Residents wishing to address the Board of Agenda Items: None

Committee Reports:

Architectural Review Committee: Directors Griffin and Glavin reported submittal numbers have been low. The Committee will have to new builds presented at the April 9th meeting. They also have two new members that joined the committee in March (Kenzie Lyons and Amy Brooks).

Community Services Committee: Director Opp reported that the committee approved a contract with Rocky Mountain Tree Care to spray, deep water, and deep root fertilization for 2024. They also approved a contract with Matt's Maintenance to prune the trees in the community. The CSC also has a tree proposal for the Board to vote on regarding replacing 4 trees (2 at the entryway and 2 at Sunridge Hollow). Director Opp also reported the Girl Scouts are working with the CSC to replace the Bird Sanctuary sign at the Nature Park. The CSC will submit the sign to the ARC at the April meeting for approval.

Financial: Profit and Loss and Balance sheets were reviewed by the Board. No questions at this time.

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Unfinished Business: None

New Business:

1. **Apex Waste**: Apex Waste representatives attended the Board meeting to discuss a price increase. Due to rising cost for recycling services, Scott Lukash has asked the board if they would consider a 6% increase in 2024. Director Glavin asked Mr. Lukash to provide the Board some back-up information on the price increase of the recycling services. Once the Board receives this information they will vote via email on the 6% increase.

2. **Approve 2023 Tax Return:** Motion made by Director Griffin, seconded by Director Opp and passed unanimously to approve the 2023 Tax Return prepared by May Jackson Henrick, LLC.

3. **Ratify Email Vote: Approve Insurance Renewal 2024-2025**: Motion made by Director Glavin, seconded by Director Opp, and passed unanimously to approve the 2024-2025 Insurance Renewal. Total price for insurance $18,442.80 which is $1,557.20 under budget.

4. **High Prairie Farms Metro District – Deeding Piece of Land to PHA**: The Board discussed taking over ownership for this piece of land. Director Griffin suggested that a Phase 1 Assessment be done on this property before any action is taken. Stephanie Wyche will research companies and prices for an assessment.

5. **Tree Proposal from Community Services Committee**: Motion made by Director Opp to approve the tree proposal from the CSC. The proposal was to plant 4 dead trees on PHA property. The replacement of 2 Ponderosa Pines at the entryway near the bus stop and 2 Accolades Elms at North Pinery Parkway (aka Sunridge Hollow Open Space). The motion died for lack of second. The Board did not agree with the locations to plant the new trees. They felt that the trees would not thrive in these locations. They would like the CSC to find different locations to plant trees that were removed starting at Lakeshore Park.

Adjournment: The meeting adjourned at 10:00 p.m.

Mark T Griffin

Mark Griffin, PHA Secretary

Stephanie Wyche

Stephanie Wyche, Recording Secretary

Signature: Mark T Griffin (May 23, 2024 10:23 CDT)

Email: mtgriffin@tcco.com

24.03 March Board Meeting Minutes DRAFT

Final Audit Report 2024-05-23

Created:	2024-05-23
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