



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, November 19, 2025**

Attendance: President Sonia Eyre (via Teams), Vice President James Glavin, Secretary Mark Griffin, Treasurer Barry Hong (via Teams), Directors Marci Horn, Andy Edwards

Absent: Leslie Gaylord

Visitors: None

Guests:

Call to Order: Meeting called to order at 6:02 p.m.

President's Remarks:

Changes to Agenda: None

Approval of Minutes:

September Minutes were not approved – will review and approve at the January 2026 Meeting

Residents wishing to address the Board of Agenda Items: None

Committee Reports

Architectural Review Committee: Director Horn reported that one new build is currently in progress. The committee has also been working with several owners who have raised concerns about exterior lighting.

Community Services Committee: Director Edwards reported that the CSC is preparing a community survey to determine whether the events we currently host remain popular, or if owners would prefer different types of events in the coming year. Director Edwards also reported the committee will continue working on the Lakeshore Park playground equipment replacement project.

Financial: The Board reviewed the Profit and Loss Statement and Balance Sheet. No questions or concerns were raised during the review.

Unfinished Business: None

New Business:



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1. **Approve Proposed 2026 Budget:** No action was taken at this time. The Board made minor revisions to the 2026 Proposed Budget. Stephanie Wyche will incorporate these changes and email the updated 2026 budget to the Board for review and approval via email.
2. **RV Storage Lot Easement Vacation:** As part of the Pinery Village project, the access road serving both the Pinery Water Waste Plant and the Pinery HOA RV Storage Lot has been rerouted from North Pinery Parkway to Pinery Center Boulevard. Because of this realignment, the existing access easement described in the document titled "*Landmark Web Official Records Search*" is no longer required and must be vacated. Vacating this easement requires approval and signature by the HOA on the document titled "*Easement Vacation RV Storage (002)*."

A new access route is now provided from Pinery Center Boulevard. In support of this change, the Pinery Water District is granting the HOA an easement across District property and the existing roadway leading to the waste plant, located between the east and west RV storage lots. This roadway will soon be deeded to the Pinery Water and Wastewater District by TF Pinery West, as shown in the document titled "*Access Easement Pinery HOA RV Storage*."

The Board of Directors reviewed the request and has agreed to execute the easement vacation document (attached).

Adjournment: The meeting adjourned at 9:25 p.m.

A handwritten signature in blue ink, appearing to read 'Mark Griffin', written over a horizontal line.

Mark Griffin, PHA Secretary

A handwritten signature in blue ink, appearing to read 'Stephanie Wyche', written over a horizontal line.

Stephanie Wyche, Recording Secretary