

**PINE GROVE PATIO HOMES ASSOCIATION
MINUTES OF THE
January 29, 2019 MEETING**

CALL MEETING TO ORDER & ROLL CALL

President, Steve Ogden called the meeting to order at 12:02 p.m. Members present were: Steve Ogden, Jean Kelley, Debbie Johnson and Sandy Schumacher. Proxies were turned in for Richard Harper, James Cook and Clark Schumacher. Aimee Craig was also in attendance.

CHANGES OR ADDITIONS TO AGENDA

Short term rental policy and the issue with the thistle have been added to the agenda.

APPROVAL MINUTES

No unapproved minutes.

TREASURER'S REPORTS

Jean presented copies of the recap for January 2018- December 2018. (Attached) Spreadsheet included all expenses and income for that period of time. The reserve account has made approximately \$33.00 in interest. Reserve is up to around \$18,120.01. Jean brought up the issue of the HOA making more money if the HOA were to open up a CD with better interest rates. Jean will check into opening a CD. A motion was made by Steve Ogden that the 2019 budget will remain the same with the only increase being the increase in dues that will increase by 4%. With the dues being \$520.00/ quarter. Sandy Schumacher seconded. All in agreement motion passed. Keith's contract has been renewed for three years. Janet will do the tax return. Ask Janet to look at 2017 tax return because the EIN number was wrong. \$10.00 will be paid to Jean to reimburse her for the Secretary of State report. Motion made by Steve and seconded by Debbie. Motion passed. Steve will be paid \$40.00 for the electricity for 2018.

BUSINESS

Project & Maintenance Items

Trees: Colorado State Tree service came over and checked the trees on the property. They took core samples. Four projects need to be addressed. 1) The tree behind Steve's bedroom and all along the front of his unit will need to be addressed. 2) The tree behind Debbie's unit needs to be removed. The structural integrative is bad. 3) West of Steve's house by the pump needs to be removed. 4) Trees along the ditch should be trimmed.

Steve has called Tree Tamers to get an estimate for trimming. Jean said Gloria Beseaker's son Jared does tree trimming. Debbie stated that she would get the phone number from Gloria's daughter. Steve will email the estimate for the removal of the three trees. Debbie stated again that they should replant. Jean brought up the fact that she thought the state gave away free trees.

Status of Unit of 102 roof repair: Jim is not present at the meeting. Jim's son has fixed the problem.

Inspection and repairs: Any jobs that are awarded for major repairs needs to be approved by the board.

The current policy will be enforced that no individual unit owner will independently contract for exterior repairs. This will be for major repairs only. (Stucco, cosmetic, roofing and structural) Email to the board will be expected for repairs.

Driveway: Steve will get an estimate from SealCo for sealing cracks only.

Thistle: Steve will contact JDOT. Keith will be instructed not to deal with that.

Wasps nest: Steve has a nest in the wall in his unit. If they come back this year he might need to call an exterminator.

NEW BUSINESS

Jean has stated that the DORA for the HOA has expired. The secretary of state is also due in February. Jean has contacted the state to get on the website and will take care of the DORA registration. Jean will do both of these things for the next term.

Online banking: Jean collected all email addresses for the online access. Jean will get everyone set up.

Short term rental policy: Pros were discussed as far as making your unit worth more. Makes the units more attractive to buyers. Gives the owner the possibility of more income. Cons were that you wouldn't know who is there. Parties, dogs, and no enforcement control. Policy states now that there are no one night rentals. Members will think about the policy and consider all options. No action today and will discuss it this summer.

ELECTION OF OFFICERS

A motion was made by Jean Kelley, seconded by Debbie Johnson and carried unanimously to keep the elected officials as is for the next term. Steve Ogden, President, Debbie Johnson, Vice-President and Jean Kelley, Secretary/Treasurer. It was also agreed to retain the services of Aimee Craig Bookkeeper, who performs various duties as

directed by the board.

ADJOURN

There being no further business to come before the Board the meeting adjourned at approximately 1:11 p.m.

Jean Kelley, Secretary/Treasurer

Date