The Pines Annual HOA Meeting 11/18/23

The meeting was called to order at 13:12 on 11/18/23 by Rae Ann DeCuio

Officers and board members in attendance are:

Karen Pfeifer

Brooke Momblow

Mary Lou Froberg

Terry Gale

Gordon Savage and

Rae Ann DeCuio

Officers and board members not in attendance are:

Tyler Balfour

Ken Nelson

Jerome Pfeifer motioned to correct Tyler’s last name from the minutes on 10/29/22. Brooke Momblow second the motion. The minutes will be corrected from Borah to Balfour.

The balance sheet as of 9/30/23 was made available. There were questions as to what the uncashed checks are. It appears the checks are from gas rebates that have not been settled.

Signs were discussed for a covenant-controlled community. Terry Gale will purchase the signs from Amazon or somewhere like a reflective type of material.

Rae Ann DeCuio will check with the state for all copies of covenants filed with the State of Colorado.

Rae Ann DeCuio will add the plat map to the website.

The discussions to dissolve the HOA were discussed again. Determining the dissolution would require 2/3 vote of Filing 1 along with selling or donating the property owned by the HOA. If the property were sold, the funds would be allocated to legal fees involved with dissolution. Any additional leftover funds would be donated.

Officers and board members cannot personally be sued unless they are negligent in their duties. However, the HOA can be sued if they are not upholding the covenants.

A proposal for an HOA Management company was presented. It was determined the costs were not feasible for the company to manage our HOA at $1,500.00 per month. Filing 1 would solely be responsible for paying for the fees and with only 30 properties in Filing 1 it is not feasible.

A motion to maintain and keep the HOA active was made by Brooke Momblow. Karen Pfeifer seconded the motion. The motion was passed 6 in favor and 1 opposed.

The Board will check the maintenance fees for the mailboxes to make sure they are current. It appears the post office has given some of our mailboxes to other neighborhood residents because the maintenance fee was not current. This is creating an issue with The Pines residents as there are not enough mailboxes for the residents of The Pines.

Rae Ann DeCuio will verify that the HOA does not have a property tax liability on the open space property.

A motion to discontinue QuickBooks online and utilize Karen Pfeifer’s current license for the HOA books was made by Brooke Momblow. Karen will provide login and back-up information to the officers and board members on a quarterly basis. Mary Lou Froberg seconded the motion, and it was passed unanimously.

Brooke Momblow motioned to excuse all past dues for the years 2020, 2021, 2022 and 2023. This motion does not excuse past dues prior to 2020. Rae Ann DeCuio seconded the motion, and it was passed unanimously.

Dues for 2024 will be billed starting in January of 2024 moving forward. Filing 1 and those who have paid previously in filing 2 will be billed; providing we have a list of those previously paid in filing 2.

A Vote to fill the open Officer positions of President and Secretary was conducted.

Brooke Momblow was voted in for president 7-0

Rae Ann DeCuio was voted in for Secretary 7-0

Brooke Momblow will use the minutes to take to the bank and put her signature on file in order to sign checks, manage the bank account and obtain documents and information as needed by the board.

The 2024 annual HOA meeting was scheduled for March 2, 2024, at 10:00 AM

Motion to adjourn by Mary Lou Froberg. Jerome Pfeifer seconded the motion, and the meeting was adjourned at 14:50.