The Pines HOA Board Meeting

January 4, 2023

Meeting called to order at 7:08 pm by President Marshall Leiker

Attendance: Tyler Balfour, Pam Malone, Karen Pfeifer, Brooke Momblow, Mary Lou Froberg, Rae Ann DeCuio, Marshall Leiker, Ken Nelson

Missing: Bill Brunker, Terry Gale

Introductions of the new board members were made.

A lengthy discussion was held concerning the pros and cons of dissolving the HOA or continue with it. If it is not dissolved, a list of items to be addressed was presented:

Section 38-33.3-41 of the Colorado Common Interest Ownership Act stated that HOAs are required to register with the Division of Real Estate on a yearly basis. This has not been done annually.

* Look at updating the web site and adding bill pay for collection of membership dues
* Review the covenants – from day 1 to present - to determine if changes need to be made
* Decide if books should stay on QuickBooks online or to purchase a desktop license.
* Review and amend the benefits the HOA provides and do a knowledge share with homeowners
* Grandfather previous violations and select a date to start enforcement of covenant violations

The three alternatives are:

* Continue status quo
* Revise/modernize the HOA
* Dissolve the HOA

It was decided that advice from an HOA attorney would be necessary to determine which route the Board should pursue – dissolve or continue with HOA. Ken Nelson volunteered to look for one.

Mary Lou Froberg was thanked for her many years of effort and guidance she provided to the HOA.

The next meeting will be Thursday, February 9th at 7:00 pm at Pam Malone’s house

Meeting was adjourned at 8:51 pm