

# **PINE CREEK VILLAGE ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**SEPTEMBER 16, 2015**

### **CALL TO ORDER**

The meeting was called to order at 5:59 p.m. by Butch Holmes. Board Members present were Sharon Sloan, Cheri Herber, Ken Williamson and Katie Martin. MSI representative in attendance was Candace Pickett.

### **APPROVAL OF AGENDA**

A motion was made by Katie Martin and seconded by Ken Williamson to approve the meeting agenda as submitted. Motion passed.

### **RESIDENT/GUEST FORUM**

The Board turned the floor over to Charles Manley with Keller Homes. Charles relayed the plans for road repairs to be completed at the La Bellezza neighborhood and then requested acceptance of the roads, though the community is not yet built out, with Keller to be responsible for any damages from construction. Charles was asked to forward the documentation for an agreement to be drawn up.

#### **Owner Requests:**

Jim and Patricia Thresher from the Reverie neighborhood were present to present their concerns regarding marking of fire lanes, the neighborhood proposed changing of the fire lanes and enforcement of parking. Other neighbors spoke up regarding the parking and the center island. The Board let them know that the Association was in contact with the CSFD and was working with them to find resolution and direction.

Laura James from the Willow Glen neighborhood was present to address the recent events with a neighboring residence. She presented some facts to the Board regarding calls to the CSPD on tenants and safety issues and on items they asked that the Board enforce (parking, traffic count increase for the Shadow Mountain Recovery Home). She also relayed information from her conversation with both the homeowner (JJ Monroe) and with the Shadow Mountain Recovery representative (Rob Holub). The Board will continue to enforce any violations related to this and any other residence in Pine Creek and Management will revisit the prior attorney advice regarding the additional traffic being created by the residence which is prohibited for a home business.

## **RESOLUTIONS APPROVED IN THE INTERIM**

- 1) Wildflower Neighborhood – \$1,218.06 special assessment and \$112,696 Ideal Concrete Contract.
- 2) Carriages Neighborhood - \$7,379.71 for installation of two Weathertrak controllers (reserve funds) and \$2,400 for plant & tree replacement – ValleyCrest.

## **CONSENT AGENDA**

Motion was made by Ken Williamson and seconded by Katie Martin to approve the following consent agenda items:

- 1) July 15, 2015 Board Meeting minutes
- 2) 2016 Wildflower ground/snow maintenance contract with ValleyCrest (\$14,832)
- 3) 2016 Sage Hill Greens contracts – Anderson Pest Control (\$2,340), Monarch grounds/snow maintenance (\$16,830) and Bug Free Tree & Shrub (\$2,775).

## **TREASURER'S REPORT**

Financial Report: Cheri Herber presented the August 2015 financial report and reviewed delinquencies.

2016 Proposed Budgets: Cheri Herber reviewed the proposed budgets for 2016 and highlighted that there is no increase in assessments on any of the proposed budgets. A motion was made by Ken Williamson and seconded by Katie Martin to approve the 2016 proposed budgets for Carriages, La Bellezza, Sage Hill Greens, Reverie, Wildflower and Pine Creek. Motion Passed.

## **COMMITTEE REPORTS**

**Grounds** – Larry Anderson presented updates to the Board and highlighted the CSU water analysis report in which Pine Creek rated high in water conservation.

**Modifications** – Tom Baltuskonis presented updates to the Board and highlighted they had 182 requests to date for the year.

**Community Connections Committee** – Sharon Sloan presented the updates on the very successful community picnic and the upcoming Christmas Party and the need for Did You Know topics.

## **MANAGER'S REPORT**

Management presented update(s) to the report included in the Board packet with highlights on the 2016 RFP's in process and the Waste Connections change to the Monday pick up day. Butch addressed trying to get response on the request traffic lights for Union & Royal Pine and on Briargate Parkway and Pine Manor with no response from the City representatives to date.

## **UNFINISHED BUSINESS**

- Item: Lease Agreement/Vacation Rentals
  - Discussion/Summary: Management presented the update on the attorney findings on vacation rentals and that the current lease form will not work for this type of rental. A policy could be adopted, however, the problem would be enforcement.
  - Board Decision: no action to be taken at this time.
  - Action: no action to be taken at this time.

## **REVISIT OWNER FORUM**

At this time Mike Freyler from the Blossom Hill 2 neighborhood was present for his request under owner forum. He is appealing to the Board to reconsider a violation fine waiver that was denied by the Board. Discussion was held on parking rules and regulations and the Board relayed they would not consider revisiting the request for fine waiver on parking that was already denied.

## **NEW BUSINESS**

- Item: Wildflower Neighborhood
  - Discussion/Summary: Dan Bloom gave an update on road repairs status and that it was brought to his attention that there may be additional charges. Funds held in escrow were returned to the “seller” by Management after the special assessment was assessed and the “buyer” does not want to be held responsible for potential additional assessment(s).
  - Board Decision: the Board requested that this be addressed once the N/C knows if there will be additional costs so the details can be worked out.
  - Action: no action at this time.
- Item: Special Assessment Policy
  - Discussion/Summary: the Board reviewed the special assessment policy as prepared by the attorney.
  - Board Decision: a motion was made by Sharon Sloan and seconded by Ken Williamson to adopt the Special Assessment Policy. Motion passed.
  - Action: Management to process the policy.
- Item: Carriages Neighborhood – Special Assessment
  - Discussion/Summary: Management covered the N/C recommended special assessment in the amount of \$170.00 per Unit for the mulch and rock improvements.
  - Board Decision: a motion was made by Cheri Herber and seconded by Ken Williamson to approve the special assessment as proposed. Motion Passed.
  - Action: Management to process special assessment and send out notices.

- Item: Annual General Meeting Planning
  - Discussion/Summary: Management passed on information from Cheri Herber that Larry Bagley (District 2 City Council Representative) would like to be present at the Annual General Meeting. Management recommended that Waste Connections be rescheduled to a Board Meeting to allow for additional time for owners to address questions.
  - Board Decision: the Board concurred.
  - Action: Management to contact Larry Bagley to schedule his attendance and re-schedule Waste Connections for a future Board Meeting in 2016.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:25 p.m.