

**Piñon Ranch Homeowner's Association (HOA)**  
**Board of Directors Meeting**  
**June 9, 2005**

**Attending:**

Christine Bauers  
Jamie Brown (for beginning of meeting)  
Jeff Beard  
Chris Capshaw  
Mitzi Higham  
Vince Maione  
Anne Westbrook  
Alan Weyhrauch

**Secretary's Report**

Minutes from the May meeting approved.

**President's Report**

Two violation letters have been sent. Both have been satisfied.

The tree spraying discussed at the May meeting has been done.

**Treasurer's Report**

Chris Capshaw will be resigning from the board. This is his last meeting. Mitzi Higham agreed to serve as treasurer on an interim basis.

**Current Bank Balance:** The current balance in the account is \$9,489.16. See the Treasurer's Report distributed at the meeting for expenditures since last meeting.

**HOA Dues:** One of the delinquent dues has been paid. One is still unpaid.

**AAA Liaison Report**

**Covenant violations:** Twelve houses are potentially out of compliance because of landscaping/weed issues. Some properties are questionable as to whether they are in violation. Other board members will look at the properties and make judgments about compliance.

**Vice Presidents' Report:**

One property still owes HOA dues for 2005. The demand letter is now past due (as of June 1<sup>st</sup>). A second letter will be sent and placing liens on the property will be initiated.

The delinquent dues for the second property have been resolved and the file is now closed on that property.

**Topics for next Neighborhood Newsletter:**

Chipeta sex offender list is available for zip code 80919  
Covenant issues (weeds/painting)  
Results of neighborhood garage sale  
Waste Management trash service for neighborhood