

Piñon Ranch Homeowner's Association (HOA)
Board of Directors Meeting
May 12, 2005

Attending:

Christine Bauers
Jeff Beard
Chris Capshaw
Vince Maione
Anne Westbrook
Alan Weyhrauch

Unable to Attend:

Jamie Brown
Mitzi Higham

Secretary's Report

Copies of the minutes from the April 2005 board meeting had been distributed via email prior to the meeting. The following correction to the minutes is necessary:

Amendment to the April 2005 minutes: .If second letters are sent about covenant violations, the homeowners must correct the violation within 60 days. If the violation is not corrected and the fine paid, the matter will be turned over to the attorney. Homeowners in violation will incur a \$1/day addition to the original violation plus attorney costs.

President's Report

Covenant Violations: The parking violation at 5495 Sample has been corrected. Vince received a letter from the property manager (property is currently a rental) and then spoke with her about the violation. Because the renter did not receive the first violation letter and corrected the violation shortly after receiving the second letter, the board voted to waive the fine. In future, letters about violations at rental properties will be sent to owner, renter, and management company.

The same property has had complaints from neighbors about the extensive use of mulch in the backyard. Because this is not directly in violation of the covenants, the HOA Board does not feel it can require any changes.

Two new violations were reported. Vince will prepare and send letters to the homeowners asking them to correct the on-street parking violations.

Trees: Vince received a quote about spraying the trees in the common area that are infested with beetles or weevils. The estimate was \$60 for 6 trees. After discussing the options, the Board decided to look into spraying all infested trees this year (less than \$100) and then reconsidering the tree issue later in the year when the 2006 budget is being developed. Options will include removing and/or replacing some of the trees with ones that are more appropriate to the location and more resistant to pests.

Al and Chris will remove one tree at the corner of Flag and Mule Deer. The tree is a potential hazard to sight as drivers turn onto Mule Deer. This tree will not be replaced.

Variance Letter: The variance for parking the trailer at 5530 Flag Way will not be renewed. Last year, the Board authorized a one-year variance to the covenant regulations. The homeowner will be sent a letter informing him that he will need to find a new location for the trailer.

Mailboxes: Vince spoke with Elaine at the Post Office about the mailboxes in the neighborhood. Three of the mailboxes currently do not have cement around them and this will be done in the next few weeks. One mailbox has yet to be turned so that it faces the sidewalk.

Topics for Next Neighborhood Newsletter: Topics for next newsletter include reminder/encouragement for homeowners to sign up for Waste Management trash removal service at discounted rate and a reminder that if homeowners plan to rent out their property, the homeowner should inform the HOA of their current address and contact for the management company handling the property.

Treasurer's Report

Current Bank Balance: The current balance in the account is \$9,502.18. See the Treasurer's Report distributed at the meeting for expenditures since last meeting.

HOA Dues Outstanding: Two homes still have HOA dues outstanding. The matter has been turned over to the attorney for collection. (See VP's report for more details.)

Vice President's Report

Alan reported that he had checked Jeff's landscaping work in the common areas. All work is acceptable.

HOA Dues: The two properties with outstanding HOA dues have been turned over to the attorney. The attorney has send demand letters (via certified mail) on April 28th. The homeowners will have until May 31st to pay dues and attorney fees. If they have not paid the balance at that time, the attorney will contact the HOA Board how we want to proceed (liens on property and owners).

New Homeowners in Neighborhood: The sale of 5505 Flag closed on May 3, 2005. The new owners are Matt and Daedra Pierce, who will move in in July. The former owners are currently renting back the property until then.

Garage Sale: Flyers have been distributed to homeowners and posted on the mailboxes. Vince will place ad in The Gazette. Christine will work on signs for the neighborhood.

AAA Liaison Report

Development on West side of Centennial Boulevard: Jeff indicated that there might be a neighborhood meeting with the developers and a representative from the city on May 25th. The concerns of the Pinon Valley Neighborhood Association and Pinon Ranch include drainage and lighting on commercial areas. Anne will follow up with Jeanette Givens, President of PVNA about plans and, if appropriate, draft a letter that Pinon Ranch homeowners could submit to voice their concerns.