



Homeowners Association, Inc.

A COLORADO NON-PROFIT CORPORATION

8170 Hillcrest Way

Parker, CO 80134

303-841-8572

**Executive Board of Directors
Pinery Homeowners' Association
Minutes of the Regular Meeting
Wednesday, January 22, 2025**

Attendance: Vice President James Glavin, Secretary Mark Griffin, Director Marci Horn

Absent: President Sonia Eyre (proxy given to Director Glavin) & Treasurer Barry Hong

Visitors: None

Guests:

Call to Order: Meeting called to order at 6:38 p.m.

President's Remarks:

Changes to Agenda: None

Approval of Minutes:

The minutes of the Regular Meeting on October 30, 2024, approved as written.

Residents wishing to address the Board of Agenda Items: None

Committee Reports:

Architectural Review Committee: Director Griffin reported there are currently four (4) new builds in progress. The committee is also working on setting up a work session to review and update the ARC Standards and Policies.

Community Services Committee: The CSC approved Ponderosa Property Maintenance for the 2025-2027 Landscape Contract. The holiday lights at the front entrance will be installed in November.

Financial: Profit and Loss and Balance sheets were reviewed by the Board. No questions at this time.

Unfinished Business: None

New Business:

1. **Ratify Email Vote: Approve 2025 Budget:** Motion made by Director Glavin, seconded by Director Griffin and passed unanimously to ratify the email vote held on November 25, 2024, to approve the proposed 2025 Association Budget.



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2. **Approve New Member to ARC – Lori Schuster:** Motion made by Director Horn, seconded by Director Griffin and passed unanimously to approve Lori Schuster as a new member of the Architectural Review Committee (replacing Kenzie Lyons).

3. **Approve Revised Changes to Association Policies:** Motion made by Director Glavin, seconded by Griffin and passed unanimously to approve the proposed changes to Association Policies pending correction on any grammatical errors.
 - Association Policy 4 – Alternative Dispute Resolution Policy
 - Association Policy 5 – Policy on Rights and Responsibilities of Owners
 - Association Policy 6 – Board Member Conflicts of Interest
 - Association Policy 7 – Policy on Inspection and Copying of PHA Records
 - Association Policy 8 – Policy on Conduct of Meetings
 - Association Policy 9 – Investment of Reserve Policy
 - Association Policy 10 – Reserve Study and Funding Policy
 - Association Policy 11 – Adoption and Amendment of Policies, Procedures, Rules, Regulations and Guidelines

Adjournment: The meeting adjourned at 7:20 p.m.

Mark Griffin
Mark Griffin (Apr 4, 2025 10:06 MDT)

Mark Griffin, PHA Secretary

Stephanie Wyche

Stephanie Wyche, Recording Secretary






25.01 January Board Minutes Signed

Final Audit Report

2025-04-04

Created:	2025-04-04
By:	Stephanie Wyche (execfinance@pinery.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYzTU6umhtrulzElrcr7Lz32C3toowKww

"25.01 January Board Minutes Signed" History

-  Document created by Stephanie Wyche (execfinance@pinery.org)
2025-04-04 - 4:05:17 PM GMT
-  Document emailed to Mark Griffin (mtgriffin@tcco.com) for signature
2025-04-04 - 4:05:21 PM GMT
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2025-04-04 - 4:05:56 PM GMT
-  Document e-signed by Mark Griffin (mtgriffin@tcco.com)
Signature Date: 2025-04-04 - 4:06:21 PM GMT - Time Source: server
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