



**Homeowners Association, Inc.**  
A COLORADO NON-PROFIT CORPORATION  
8170 Hillcrest Way  
Parker, CO 80134  
303-841-8572

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**Executive Board of Directors  
Pinery Homeowners' Association  
Minutes of the Regular Meeting  
Wednesday, January 31, 2024**

**Attendance:** President Sonia Eyre, Vice President James Glavin, Secretary Mark Griffin, Treasurer Barry Hong, Directors Lisa Nemmers, Ted Opp

**Absent:** None

**Visitors:** None

**Guests:** None

**Call to Order:** President Eyre called the meeting to order at 6:36 p.m.

**President's Remarks:**

**Changes to Agenda:** Election of Officers

**Approval of Minutes:**

The minutes of the Regular Meeting on November 15, 2023, approved as written.

**Residents wishing to address the Board of Agenda Items:** None

**Reports**

**Architectural Review Committee:** No Report at this time.

**Community Services Committee:** Director Nemmers and Opp reported that the following community events have been scheduled:

- Garage Sale – June 14<sup>th</sup> & June 15<sup>th</sup>
- Movie Night – June 22<sup>nd</sup>
- Annual Picnic – July 27<sup>th</sup>

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

**Unfinished Business:** None

***New Business:***

1. **Election of Officers:** Motion made by Director Griffin, seconded by Director Glavin and passed unanimously to appoint the following Board Positions.

President – Sonia Eyre



Vice President – James Glavin  
Secretary – Mark Griffin  
Treasurer – Barry Hong

2. **Tree Proposal from Jim McGannion (CSC) – Planting:** Jim McGannion presented his proposal to plant 39 trees throughout the Community (Proposal Attached). The Board denied the request to use Reserve Funds for this project. The Executive Board considers this a Capital Project and will consider adding this to the list of projects they want to complete in 2025. In addition to this project, the Board will need to budget funds for weekly/monthly tree watering. If this project is approved for the 2025 Budget, the Board would like communications sent to owners via email and an article published in the PHA newsletter notifying them of the location(s) where trees will be planted. Additionally, a Special Meeting should be held to provide an opportunity for owners to express their opinions regarding location(s).
3. **Ratify Email Vote to Approve 2024 Budget:** Motion made Director Griffin, seconded by Director Hong, and passed to ratify the email vote held on December 5, 2023, to approve the proposed 2024 Association Budget. Director Opp abstained from voting because he was not on the Board when the email vote took place.
4. **Ratify Email Vote: Motion to Approve Leaning Tree (Entryway & Dead Trees):** Motion made by Director Glavin, seconded by Director Hong and passed to ratify the email vote held on December 18<sup>th</sup> and 19<sup>th</sup> to approve the removal of 11 trees (located N. Pinery Parkway, Windcrest Row, and Mad River). Total project amount is \$7,000. Director Opp abstained from voting because he was not on the Board when the email vote took place.
5. **Schedule Tour of North Park, Lakeshore Park, Entryway, & Nature Park:** The Board and the Community Services Committee will set a date to meet and tour the community in order to prioritize what needs to be replaced in the parks and maintenance/landscape issues through the property.
6. **Insurance Policy 2024:** The Board discussed the 2024 insurance policy. Stephanie Wyche will send the Board the new policy to review in order to make a decision. Once the Board reviews the policy renewal an email vote will be made before the renewal date of February 25, 2024.

**Adjournment:** The meeting adjourned at 8:22 p.m.

  
Mark T Griffin (May 21, 2024 09:28 MDT)

Mark Griffin, PHA Secretary

  
Stephanie Wyche, Recording Secretary







# 24.01 January Board Meeting Minutes DRAFT

Final Audit Report

2024-05-21

|                 |   |
|-----------------|---|
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