



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, July 23, 2025**

Attendance: President Sonia Eyre, Vice President James Glavin, Secretary Mark Griffin, Treasurer Barry Hong, Directors Marci Horn, Andy Edwards

Absent:, Leslie Gaylord

Visitors: None

Guests:

Call to Order: Meeting called to order at 6:34 p.m.

President's Remarks:

Changes to Agenda: None

Approval of Minutes:

The minutes of the Regular Meeting on May 28, 2025, approved as written.

Residents wishing to address the Board of Agenda Items: None

Committee Reports

Architectural Review Committee: Director Horn reported that the Architectural Review Committee (ARC) has reviewed and approved new build plans that will be near Irish Pat & Stetson. There are no significant updates at this time. Regular submittals continue to be received and processed, with nothing out of the ordinary to report.

Community Services Committee:

- **Annual Picnic – July 19, 2025**

Director Edwards reported that the annual picnic held on July 19th was a great success, with approximately 300 attendees. This year we confirmed that the event was budgeted at \$20,000. The CSC secured \$5,400 in sponsorships and managed to stay under budget, with total expenses around \$16,000.

- **Upcoming Event – Movie Night**

Director Edwards also announced that the next CSC event will be Movie Night, scheduled for Friday, August 16th. Planning is currently underway.



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Financial: The Board reviewed the Profit and Loss Statement and Balance Sheet. No questions or concerns were raised during the review. Director Glavin requested the addition of a column displaying percentages to the Profit and Loss Statement. Stephanie Wyche will incorporate this change, and the updated statement will be presented at the next board meeting.

Unfinished Business: None

New Business:

1. **Ratify Email Vote: Approval of Repairs at Front Entry:** Motion made by Director Griffin, seconded by Director Hong and passed unanimously to ratify the email vote conducted on July 8, 2025, to approve the bid from Ponderosa Property Maintenance for the repair of the front entryway grass, edging, and possible irrigation system damaged by a vehicle. Total cost of the project is \$1,100.
2. **Trash Request for Proposal – Review Timeline & RFP:** RFP will be sent out to the Board for review. Once RFP is reviewed by the Board Stephanie Wyche will send out to HBS, Apex, and Waste Connection Services.
3. **RV Lot – Dump Station Repair (\$3,485.00):** Director Glavin moved, and Director Griffin seconded, to approve the bid from Curtis and Sons for the repair of the RV Lot Dump Station non-potable water leak. The motion passed unanimously.

Contingency:

This approval is contingent upon confirming with the contractor whether the proposed 2 feet of piping and 5 fittings are sufficient to complete the repair.

4. **Lakeshore Park – Decking Repair on playground equipment (\$13,672.08):** No decision was made at this time regarding this proposal. The Board asked Stephanie Wyche to follow up with the vendor to gather additional information. Clarification on whether warranty is included in the proposal, and removal of the tariff clause located on page 5 of the contract.

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


Mark Griffin, PHA Secretary


Stephanie Wyche, Recording Secretary