

Peyton Pines Homeowners Association
peytonpines.org

SPECIAL MEETING MINUTES

Cowboy Church of Peyton
15504 Bradshaw Road
Peyton, CO 80831

September 4, 2018

6:30 p.m.

BOARD MEMBERS PRESENT: President, Brooks Myers
Treasurer, Debbie DeBaun
Robert Cavanaugh
Kim Watkins

BOARD MEMBERS ABSENT: Wayne Boote

OTHER MEMBERS PRESENT: Johanna and Ryan Bertram
Becky Milot-Bradford
Joe Kistle
Joe and Nicki Meara
Linda Lafrenierre
Kamille Mighelle
Derick Moore
James and Mavis Quarles

PROCEEDINGS:

1. CALL TO ORDER

President Brooks Myers called the Special Meeting to order at 6:30 p.m.

2. ANNOUNCEMENT OF ELECTION RESULTS

a) Ballot Counting Process

Debbie DeBaun stated that she and Brooks Myers were the only two board members remaining after the resignation of Samantha Munoz, Sharon Friedman, and Jerry Charles. A decision was made to have a mail in election for full transparency, rather than appointing temporary positions as allowed by the bylaws. A request for nominations, followed by a mail in anonymous ballot, was sent to all members of the PPHOA. The ballots were removed from the envelopes prior to the counting of the votes to keep it an anonymous vote. The newly appointed board members are Wayne Boote, Robert Cavanaugh, and Kim Watkins.

b) Ballot Notebook For Review

Debbie DeBaun presented a notebook with the ballots and results for all to review.

3. CONSIDERATION OF THE JUNE 12, 2018 MINUTES

A motion was made by Brooks Myers to approve the June 12, 2018 HOA Meeting Minutes as written, seconded by Derick Moore.

4. PRESIDENT'S REPORT

a) What we have done

Brooks Myers reported that he and Debbie DeBaun reviewed the covenants, bylaws, had plan approvals and are reviewing a setback variance. The legal services of Mr. Lebel have been eliminated. The current PPHOA covenants & bylaws were offered for review.

b) What is on for the future

Brooks Myers stated that the main purpose of the HOA is to protect our property values, mineral rights, and to protect the covenants. Debbie DeBaun stated that the covenants go with the property, even if the HOA is dissolved. The goal of this HOA board is to be transparent. Members are always welcome to attend board meetings and member meetings.

i. All board members will serve on all committees

Brooks Myers discussed the importance to have all the board members on the committees to keep us all aware of the HOA business.

ii. Ask for volunteers from each filing for covenant changes

Brooks Myers discussed the need for volunteers from each filing to represent the concerns and proposed changes of the current covenants. A 2/3 approval by property owners would be needed to approve any of the covenant changes or variance requests. Joe Kistle volunteered to represent Filing 4. A request for volunteers will be posted on the Peyton Pines website.

iii. Ask for input from all members regarding changes to bylaws

Debbie DeBaun stated that a 10% vote by the members of the HOA will enable a change to the bylaws. Brooks Myers stated that the bylaws are from the 70's and need to be brought up to date.

- c) Ask all to sign up for email updates to save postage and time

Brooks Myers and Debbie DeBaun discussed HOA business/communication be posted on the website to save time and postage expenses. A suggestion was made to list the upcoming agenda on the website. Brooks Myers mentioned updating the Peyton Pines signs to include our website address and/or to make it more readable. There was discussion about the Public Access vs. Members having additional access to the website through a protected password.

5. Treasurer's Report

- a) State and DORA issues

Debbie DeBaun stated that we are registered and in compliance with the State and DORA. Because our dues are voluntary, the HOA does not come under the act.

- b) Annual dues

Debbie DeBaun stated that, according to the bylaws, the annual dues run from July-June not from January-December. All current members will be considered paid through June, 2019 and due again on July 1st, 2019. There are 283 lots in Peyton Pines Filing, prior to the June 12th meeting less than 20% of property owners were members, since then we now have 104 members.

- c) Presentation of attorney invoices

Debbie DeBaun presented the attorney invoices from Mr. Lebel. Stating that \$5,778.34 had been paid year to date and over \$1,400 of that was for the annual meeting on June 12, 2018.

- d) Financial statements

Debbie DeBaun presented the financial statement for year to date. She said that the Membership Fee increased to \$4,710.00 but because of the attorney expenses, we were at a loss of -\$2,251.24. She stated that the current operating cash balance was \$13,237.93 and the total with Liabilities and Equity is \$44,230.36. The expenditures were offered for public review. Ms. DeBaun discussed the importance of having member comment for large expenses but the board has the authority to make expense approval necessary to conduct the business of the HOA.

6. NEW BUSINESS

There was no new business to discuss

7. ADJOURN

A motion was made by Debbie DeBaun and seconded; the meeting was adjourned at 7:42 p.m.