

Annual Meeting Agenda

September 23, 2019

- Member sign-in and ballot and survey distribution
- Welcome and Opening Remarks
- PHOA President and Treasurer Reports
- Director Reports
- Wrap Up
- Don Knight Talk and Q & A
- Election Results
- Adjourn



Election Bylaws

- Board members are elected by the PHOA members at the Annual Meeting in September
- Two year terms begin on January 1st
- Min/Max number of board members is 5 to 11
- Officers are elected annually by the board
- No limit to the number of terms an officer or board member may serve



Election Ballot (select up to 5 names)

Election of Pinecliff HOA Directors for 2019 (vote for 5 nominees)				
Nominees	Tentative Position	YES	NO	Abstain
Karin Crown	Social Co-Director			
Christine Thomas	Vice President/Social Co-Director			
Bruce Hutchison	President			
Joel Smith	Treasurer			
Goeff Webster	Parks and Wildlife Director			
Jason Dilger	Director at Large			
	Write in #1			
	Write in #2			
	Write in #3			



Your 2019 Pinecliff HOA Officers

- President: Bruce Hutchison
- Vice President: Christine Thomas
- Secretary: Judy Benson
- Treasurer: Joel Smith



2019 Directors

- Communications – Stephen Prime
- Membership – Kim Young
- Social Events – Christine Thomas & Karin Crown
- Traffic and Safety – Carl Peterson
- Trash Service – Judy McBride



2019 Key Volunteers

- **Jeff Amerine:** Maintains, updates, and improves the PHOA website
- **Paul Lauck:** Keeps the Trash Service records and customer base current, maintains our spreadsheets, and covers for Judy McBride when she is out of town
- **Paula Lydon:** Our real estate consultant who provides the periodic Pinecliff Real Estate Reports for our newsletters
- **Ed Anderson and Jeff Graham:** reviewed our FY 2018 financials and suggested improvements for 2019
- **Craig Carroll:** Pinecliff's Wildfire Champion and coordinates our Chipper Program
- **Dan Woods:** Annually re-paints our Pinecliff entrance sign on Popes Valley Drive and is President of the Friends of Ute Valley Park
- **Michael and Lindsay Kopps:** periodically use a big weed eater to cut the tall weeds and grass along the north side of Popes Valley Dr. between Rusina Road and the Pinecliff sign. They do a 2nd pass with a blade attachment that prunes much of the woody growth.



Pinecliff HOA Basics

- Founded and incorporated in 1984 as a voluntary, non-profit
- All Officers and Directors are unpaid volunteers
- We own no real estate and do not manage utilities
- Our purpose:

"The creation and encouragement of an environment designed to enhance the quality of life for the people in the community."

- "The community shall be defined as the geographical unit defined in the City of Colorado Springs Planning Department Pinecliff Master Plan." (we need to get a copy of this document)
- Cover 19 single family filings, each with a set of covenants
- ACC does not cover newer developments or town homes
- PHOA cannot enforce covenants but can approve funds for the ACC



Your \$40 Membership Enables:

- Super low cost trash & recycle service
- Timely, informative News Blasts
- Newsletters US mailed or emailed to members 3 times per year
- 3 to 4 extra duty police patrols each month
- Coordination of the Chipper Program and wildfire mitigation efforts
- Monitor & report issues with crime, streets, safety, homelessness, etc.
- 3 major social events per year
- Non financial support of the Friends of Ute Valley Park
- Adopted Pinecliff Park and perform upkeep and overseeing duties
- Annual neighborhood cleanup, Dumpster Day, and Garage Sale
- The Pinecliff-HOA.com website & Facebook page
- Support of the ACC which oversees covenant compliance



Unofficial FY'19 Income & Expenses

(needs review & approval by 2 PHOA non-board members)

FY 2019 End of Year Balances

Acct. Balances	Sep. 1, 2018	Aug. 31, 2019
PHOA Checking	\$769.19	\$700.84
PHOA Savings	\$38,634.10	\$43,066.60
Total Cash Balance	\$39,403.29	\$43,767.44

<u>Monthly Income & Expenses</u>			
PHOA Income	FY'19 Actual	FY'19 Budget	Difference
Membership Dues	20409.72	19200.00	1209.72
Advertisements	0.00	0.00	0.00
Special Event Sales	0.00	100.00	-100.00
Interest Income	12.50	10.50	2.00
Total Income	20422.22	19310.50	1111.72
PHOA Expenses	FY'19 Actual	FY'19 Budget	Difference
<u>Administrative</u>			
Office supplies	15.31	100.00	0.00
Postage	75.44	100.00	0.00
Printing	0.00	300.00	-300.00
PO Box Rental	106.00	96.50	9.50
Signs & Miscellaneous	275.72	200.00	75.72



FY 2019 (continued)

<u>Insurance & Legal</u>			
Liability Insurance	1527.00	1650.00	-123.00
Legal expenses & reserve	942.10	5000.00	-4057.90
<u>Communication</u>			
iContact	193.00	194.00	-1.00
Website	31.98	400.00	-368.02
Miscellaneous	0.00	100.00	-100.00
<u>Social Events</u>			
Warm Pie Welcome	0.00	125.00	-125.00
Membership Social	3883.74	4000.00	-116.26
Summer Kickoff Party	1202.16	950.00	252.16
Movie in the Park	392.22	1200.00	-807.78
<u>Programs & Services</u>			
Annual Meeting	39.83	150.00	-110.17
Garage Sale	104.76	125.00	-20.24
Safety & Crime Prevention	5036.41	4700.00	336.41
Triannual Newsletters	1378.66	2000.00	-621.34
Dumpster Day	350.00	375.00	-25.00
<u>Pinecliff Improvements</u>			
Pinecliff Park & Spring Clean Up	51.57	100.00	-48.43
Projects & Maintenance	15.99	3000.00	-2984.01
Total Expense	15621.89	24865.50	-9243.61



Other Reports

- Architectural Control Committee – Roger Carlson
- Membership – Kim Young
- Trash Service – Judy McBride
- Neighborhood Clean Up, Dumpster Day – Bruce H.
- Social Events – Christine Thomas and Karin Crown
- Ute Valley Highlights – Christine Thomas
- Traffic and Safety – Carl Peterson
- Short Term Rentals, Wildfire Mitigation, Home Sales – Bruce H.



Pinecliff Architectural Control Committee

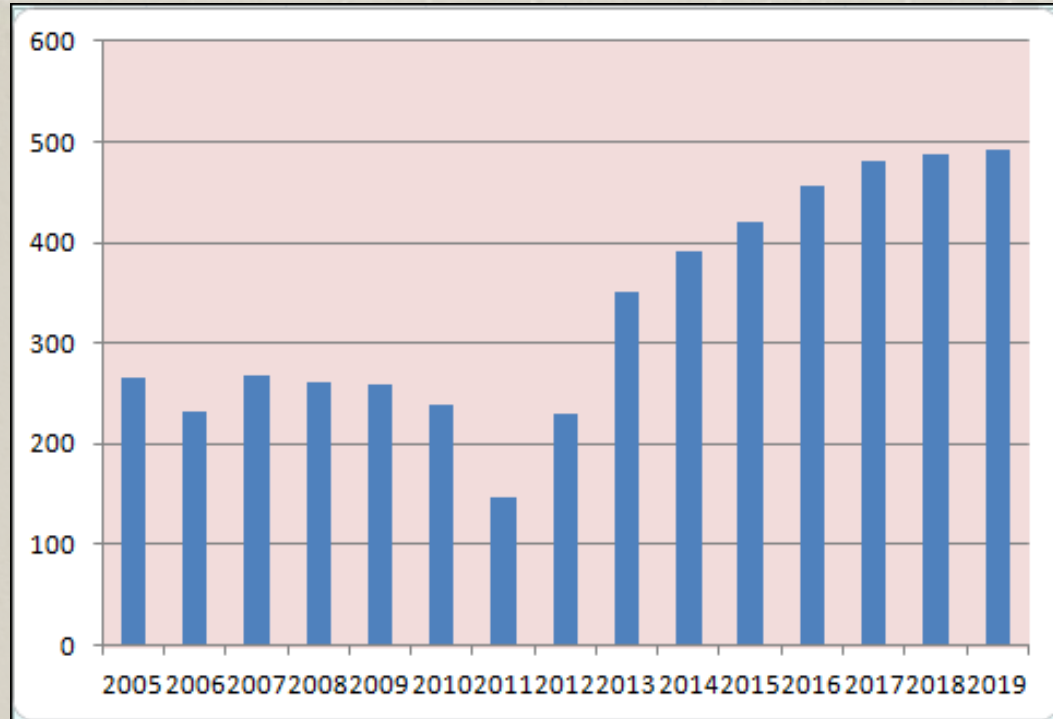
- Roger Carlson
- Jim Brechwald
- Rick Seyer

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- The ACC manages covenant compliance in the older areas of Pinecliff
 - They are independent of the Pinecliff HOA, but their expenses are covered by the HOA with board approval
 - It has been a busy and challenging 2019
 - Spent \$942 on legal expenses this year vs. \$2,900 last year



Membership – Kim Young

Year	Number of Members	% of All 622 Single Family Homes
2005	266	43%
2006	232	37%
2007	268	43%
2008	261	42%
2009	258	41%
2010	238	38%
2011	147	24%
2012	230	37%
2013	350	56%
2014	392	63%
2015	421	68%
2016	456	73%
2017	480	77%
2018	488	78%
2019	491	79%



Trash Service - Judy McBride

- Continued strong participation → 466 Participants; 95% of our membership
- Paul Lauck is our new Trash Service Support Volunteer
- City Council is considering a new ordinance that would require bear proof trash containers for homes west of I-25
- If finalized and approved, it would take affect on 3/1/20 (details in our September Newsletter)
- Our Bestway contract expires on 2/29/20; We will seek new quotes from them as well as other providers
- Email questions or requests to: trashservice@pinecliff-hoa.com



Bestway's Recycle and Trash Team



Jeff Clinton



Nathan Morgan



Dumpster Day May 20, 2019



Neighborhood Cleanup

May 18, 2019



Social Events – Christine and Karin

- Membership Drive Social – Jan. 17th
- Summer Kickoff Party – June 14th
- Movie in the Park – Sept. 6th



Summer Kickoff Party – 1 of 3



Summer Kickoff Party – 2 of 3



Summer Kickoff Party – 3 of 3



Ute Valley Park Update – Christine Thomas

- Completed major 60+ acre Fire Mitigation project north of Pinecliff (funded using a portion of a \$1 million FEMA grant)
- Volunteers worked hard to help protect a 40 acre wildlife area
- Split rail fencing and check dams were installed
- 100s of volunteer hours to improve and restore trails and open space
- Bear proof trash cans added at 3 entrances
- Additional trail work done throughout the year by special groups interested in making a difference
- Professionally designed and implemented reroutes of trails on the east side of the park
- The challenging Downhill Park is completed on the east side of the park - Official ribbon cutting set for October 13th



UVP Unit 2 Wildfire Mitigation



Traffic and Safety Report

Pinecliff Homeowners Association Annual Meeting

23 September 2019

How Request Road Repair Services

- City of Colorado Springs Web Site

<https://coloradosprings.gov/>

Call the Pothole Repair Line: 385-ROAD (385-7623).

The squeaky wheel gets the grease!



Road Repairs

- Dozens of potholes called for repair this year
- Storm water debris cleanup called in this summer after thunderstorms
- Point of the Pines water main and anticorrosion work completed
- Point of the Pines curb and sidewalk repair completed
- Point of the Pines repaved with 2C dollars



Point of the Pines Repaved

- 2C dollars at work
- Some striping remains to be done
- Some water main caps and sewer covers still need to be replaced



of the Pines downhill to
Elkton

Police Patrols

- Process: Review recent police events and tailor patrol requests according to data
- Normally four patrols requested per month, focus is on crime prevention
- Patrols are two hours in length



Summary - You Can Help

- Roads: Call the Pothole Repair Line: 385-ROAD (385-7623).
- If something doesn't look right or is out of place:
- Police General Complaints number is 444-7000
- Police Falcon Division number is 444-7240
- In an emergency call 911



Short Term Rental Update (as of 9/5/19)

- 1,014 STR permit applications had been approved city wide
- 4 of these were located in Pinecliff
- Anyone can contact Susanna Dalsing at the CS Land Use Review Dept. to find out if a specific address has a current STR permit
- So far only one Pinecliff filing has amended their covenants to prohibit STRs
- PHOA is taking a neutral stance on STRs and ADU



Wildfire Mitigation Update

- Well attended Wildfire Mitigation meeting on June 4, 2019
- 251 Homes participated (176 last year)
- Reduced wildfire fuels across 82.83 acres
- 21.5 truckloads of wood chips which was 258 cubic yards or 25.8 tons (15 truck loads last year)



CSFD Wildfire Mitigation Awarded to Bruce Hutchison and Friends of Ute Valley Park



Past 12 months Home Sales (per Paula Lydon)

Sell Date	Address	SqftTotal	BedsTotal	BathsTotal	Sold For:	# of Days on Market
8/9/2019	995 Point of the Pines DR	2589	4	3	\$434,950	2
7/19/2019	811 Point of the Pines DR	2646	4	3	\$445,000	6
8/20/2019	5009 Overbrook PL	3530	5	2	\$446,000	5
6/21/2019	1049 Haverhill PL	4052	5	3	\$450,000	12
8/30/2019	975 Golden Hills RD	3888	4	4	\$475,000	71
8/5/2019	5160 Golden Hills CT	4726	5	4	\$680,000	5
11/12/2018	306 W Sunbird Cliffs LN	3718	3	3	\$397,500	9
12/16/2018	5340 Autumn Hills CT	2350	4	3	\$410,000	3
4/11/2019	5345 Autumn Hills CT	2520	4	3	\$435,000	31
7/11/2019	4970 Nightshade CR	3751	6	4	\$440,000	56
9/27/2018	785 Popes Valley DR	3354	6	4	\$440,000	11
5/10/2019	5310 Autumn Hills CT	3535	4	3	\$452,500	32
3/8/2019	5435 Setters WY	3095	4	3	\$461,000	46
10/27/2018	5355 Germaine CT	2836	4	3	\$462,500	31
2/20/2019	1315 Golden Hills RD	4061	5	4	\$485,000	59
5/31/2019	4920 Nightshade CR	4546	5	4	\$490,900	5
4/1/2019	4961 Nightshade CR	3466	3	3	\$528,500	2
8/19/2019	5320 W Cliff Point CR	4812	5	4	\$563,000	95
10/18/2018	1240 Wentwood DR	5059	8	5	\$567,000	22
3/8/2019	4922 W Cliff Point CR	4759	5	4	\$580,000	59
4/18/2019	5360 Flatrock PL	5082	6	4	\$605,000	139
12/10/2018	5445 Cordillera CT	4424	4	3	\$624,000	5
4/26/2019	1330 Golden Hills DR	4728	5	5	\$650,000	14
5/4/2019	1210 Wentwood DR	4833	6	5	\$650,500	0
	Averages -->	3848	4.8	3.6	\$507,223	30



Suggested Focus for 2019

- Revive the Warm Pie Welcome program
- Continue to strengthen our financial processes
- Update our Operational Guidelines to ensure consistency
- Periodically monitor the number of accessory dwelling units and short term rentals operating in Pinecliff
- Lobby the city to remove the dead trees and bushes along the Popes Valley drainage ditch
- Finalize plans for a “Welcome to Pinecliff” sign for the Point of the Pines Entrance



THANK YOU's to:

- Our dedicated, hardworking PHOA Officers and Board Members
- Our dedicated, hardworking Pinecliff ACC
- Our very special Key Volunteers
- **AND a BIG THANK YOU to our 491 member households who value and enjoy the wonderful benefits of living in Pinecliff!**
- ANY QUESTIONS?



**Don Knight,
District 1 City
Council Member**

