

**Pinecliff Homeowners Association**  
**Annual Meeting**  
September 6, 2023

The Annual Meeting of the Pinecliff Homeowners Association ('PHOA') was called to order by the President, Christine Thomas, on September 6, 2023 at 6:02 pm at Pinecliff Park. Board members present included Ms. Benson, Ms. Crown, Ms. Fuller, Ms. Thomas, and Mr. Kaltenbacher, and ACC members Mr. Brechwald (ACC Chairman), Ms. Anderson and Mr. Jacobs.

Among Ms. Thomas' opening remarks were the following:

- Introduced the PHOA Board members and described their roles. Commented that Ms. Crown is responsible for *Food Truck Tuesdays*, *Movie in the Park*, and the ice cream social (as three examples); Ms. Fuller keeps the Board informed about all developments affecting Pinecliff and Garden of the Gods that also involve government; and the ACC is responsible for the enforcing the covenants in each of the 19 filings in Pinecliff.
- Described the bylaws requirement of an annual meeting in September.
- Commented on the Board member requirements, including a 2-year term beginning on January 1, a by-laws requirement of 5-11 members,<sup>1</sup> and no term limits. She indicated that Christine Thomas, Chris Kornmesser and Karin Crown are up for election at this duly called Annual Meeting.
- Noted the HOA's commencement in 1984 as a non-profit and its mission to enhance the quality of life for people in the community. While participation in the HOA is voluntary, compliance with filing covenants is mandatory.
- Commented that all officers are elected by the Board, and Board members are elected at the annual meeting; all are unpaid volunteers.
- Noted that all HOA members pay annual dues of \$50/year (increased last year from \$40) and commented on the attractively price trash/recycle collection service for which HOA membership is a pre-requisite.
- Reviewed activities of the past year, including (but not limited to) the food trucks and the new sign at the Park advertising this weekly summer event; moving the Ice Cream Social from a standalone event to a complement to one of the *Food Truck Tuesday* events; weather conditions for *Movie in the Park* but the 80 people were able to enjoy the event; Dumpster and Donation Day at the 'knuckle' on Point of the Pines. In that latter regard, she noted that the donation truck was delayed arriving; commented that two dumpsters are necessary; noted that illegal 'stuff' was dumped prior to the official start of the event and the need to repack the dumpster with help of neighbors. Going forward, the Board will consider hiring a third party to stay with the dumpsters since they cannot be left unattended.
- Described other activities such as the fire mitigation/education event, in which Kathy Hook, fire educator for the City (and HOA member) led a well-attended program; the new sign and accompanying light at the entrance to Popes Valley and the reseeding, mulching and addition of plants to eliminate the eyesore. On that latter point, she thanked the volunteers who participated in this event since a landscaping design would have cost the HOA about \$50,000, which is not a responsibility of the HOA.
- Thanked the talent in the HOA and in that regard recognized other PHOA volunteers, including Jeff Amerine (website management), Drew Towne (website redesign), Paul Lauck (supports Julie

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<sup>1</sup> Article V, Section I.

Self in trash and membership matters), Paula Lydon (real estate transactions), Craig Carroll (Chipper program organizer, which has been running for 8 years); Drew Hutchison (Movie in the Park), Judy McBride (bookkeeper for the PHOA), Bill Thomas and Phil Emmett for overseeing the 2023 HOA audit; and Michael Copp and Jimmy Ramirez (renovations and assistance in maintaining the look of the Popes Valley entrance).

- Described other benefits of membership, including periodic NewsBlasts, crime reports, police patrols, chipper support, fire mitigation seminars and ongoing social events.
- Volunteer activities included the annual Pinecliff Park maintenance (painting and clean-up) and the trash pickup as a part of Creek Week.

### **ACC Activities**

Jim Brechwald introduced his ACC colleagues and thanked meeting attendees for helping to maintain the 'good looks' of the neighborhood; commented that the ACC page at pinecliff-hoa.com includes common violations, many of which are rental related. In that regard, he noted that the ACC will deal with homeowners, but will also speak with tenants if possible. He commented that any improvements to the exterior of the home require ACC approval with the exception of a deck replacement with the same footprint or house repainting in the same color and added that the ACC tries to turn around requests within one week of submission. He noted that some examples of covenant violations are leaving a lot untended, which also has fire risks; overnight on-street parking; visible RVs/trailers; and businesses operated from home that should not be noticeable from a traffic perspective. Other observations by the three members included that roof replacement materials vary by filing; their practice to review an applicable covenant with the owner of an issue; campers can only be on the street for a maximum of 2 days (sufficient time for cleaning), and that there will always be exceptions (e.g., parking on-street when a driveway is being repaved). Discussion ensued about new property developments and the need to go to the Building Department for the requisite permits. Christine commented that a goal is to standardize to the extent possible the individual covenants, which would be helpful to the ACC. Other discussion included the size of particular filings, including those that may have only a single home.

Thereafter, the attendees and Board members thanked Mr. Brechwald and his colleagues for the ACC's prompt approval of requests.

### **Membership and Trash**

In Ms. Self's absence, Ms. Thomas reported about the attractive trash deal with GFL (purchased earlier this year by Republic with maintenance of the same existing contract and fees) and reported the 527 HOA members (out of approximately 650 homes), a primary driver being the trash services. She also commented on the following:

- 97% of members take advantage of the trash benefit. Annual savings for residents is at least \$100/year, and the savings more than offset HOA dues.
- Trash services are priced periodically to ensure a competitive price.
- Trash pick-up is delayed one day if Monday is a holiday.
- There still are a few non-HOA related trash trucks on days other than Tuesday, and described the goal of fewer trucks which add wear and tear to the roads and increased noise.
- The bear-proof trash can law went into effect in 2020, which is applicable if barrels cannot be maintained in a non-accessible location.

## **Traffic and Safety**

Ms. Thomas described various activities of Mr. Peterson, a few of which involve street repairing and pothole reports, reporting of street light outages, and homeless folks wandering in the neighborhood, and his role as go to for anything related to traffic and safety and working with the City. In response to a question about the potential road repaving on Pro Rodeo, she offered to follow up with Mr. Peterson. She explained how potholes can be self-reported to the City.

## **Development**

Ms. Fuller described the following development topics:

- Ute Valley Cooperative 55 and older community near KOAA and a meeting on September 12 at the Embassy Suites.
- Wentwood Development – She stressed that the Board/HOA has no involvement in this proposed development but monitors these developments and any progress, and commented on issues such as the hillside overlay, land instability and number of house lots. She offered to consult with any neighbor interested in how to advocate with the Planning Commissioner.
- Met with the Traffic Department related to the In and Out Burger and the traffic impact on Garden of the Gods.
- Described the impact of the Amazon plant and the estimated 975 car trips/day and the diversion of traffic on Elkton but noted that there were no further updates.
- Building of car wash in place of the former gas station.
- Knock down of Applebee's and the potential traffic implications

She stressed the importance of communications from the City to ensure that the HOA is made aware timely of development activities that could affect Pinecliff.

## **Other PHOA Activities**

Ms. Thomas described the creation of Pinecliff Connections during COVID and the activities introduced at that time, such as the graduation walk, sidewalk chalk and the puzzle exchange and noted the continuation of Connections to promote community.

- Commented on a periodic Care and Share food drive from October 29 through November 15.
- Described recent activities related to Ute Valley, such as the extensive trail maintenance, and cautioned about the rattlesnakes, and commented on future development.
- Thanked Dan Woods who created Friends of Ute Valley Park 10 years ago to lead the effort to prevent home development.
- Noted the change in the fire mitigation program from one time for two consecutive weeks to 2 separate weeks; observed that May 1 was too early (103 homes participated) and contrasted this with the 219 participants at the end of July.
- Stated that the fire mitigation program is nationally recognized as a successful program, and commented that Washington, DC came to Colorado Springs to learn about the program.

### **HOA Goals**

- Focus on financial processes, including the ability to offer online HOA/trash payments and the change in banking relationships;
- Introduce new social events and solicitation of ideas;
- Improved communications; and
- 100% membership and 100% participation in the unified trash service.

### **Other Discussion**

In response to a question about changing filings for STRs, Ms. Thomas explained the steps that individual filings are able to take to make such a change, and that the approval process (which ranges from 67% to 75% of homes depending on filing) must be driven by the residents in the filing. The HOA will offer educational assistance but cannot advocate. She reported that filings being changed will require a minimum 6-month rental.

### **Votes**

Upon motion duly made and seconded, it was unanimously:

**VOTED:** To elect Christine Thomas, Chris Kornmesser and Karin Crown as directors to serve for two-year terms beginning January 1, 2024.

Thereafter, a motion to adjourn the meeting was made and seconded and it was unanimously:

**VOTED:** To adjourn the PHOA Annual Meeting.

The meeting was adjourned at 7:03 pm.

Respectfully submitted,

Judith K. Benson  
Secretary