

Pinecliff Homeowners Association
Annual Meeting
September 8, 2024

The Annual Meeting of the Pinecliff Homeowners Association ('PHOA') was called to order by the President, Christine Thomas, on September 8, 2024 at 1:00 pm at Pinecliff Park. Board members present included Ms. Crown, Ms. Fuller, Ms. Thomas, Mr. Peterson and Mr. Kaltenbacher, and ACC members Mr. Brechwald (ACC Chairman and Mr. Jacobs. In the absence of the Secretary, Pinecliff member Judy Iwata served as secretary *pro tem*.

Among Ms. Thomas' remarks were the following:

- Welcomed the 36 attendees and introduced the Board members present and their roles.
- Honored Kellen Miller and spoke about the strengths of the Pinecliff community.
- Presented a slide show that provided an update on the activities of the HOA during the recently completed fiscal year.
- Commented that she has served as Board President during the past four years, with an overarching objective of building community in the neighborhood.
- Noted that the chipper program was expanded in 2024 to two pick-ups.
- Described the history of Pinecliff, and noted that Filing 1 was established in the 1970s.
- Indicated that the covenants and by-laws were established in 1984, and noted that today there are 650 houses in Pinecliff encompassing 19 filings.
- Explained the covenant changes regarding short-term rentals and commented that amendments have been officially filed with the county that reflect the requisite number of signatures each filing requires.
- Introduced and acknowledged other volunteers who are not on the Board.
- Commented that between 80-90 folks attended this year's *Movie in the Park*.
- Acknowledged the thankless work of the ACC and indicated that they operate independently of the HOA. Jim Brechwald explained the relationship between the HOA and the ACC.
- Discussed upcoming events the last week of September, including Creek Week and the clean-up, as well as the second Dumpster Day for 2024, which would be held on October 5.
- Noted the new entrance sign.
- Observed the Increased homeless issues and asked attendees to report these sightings to authorities and to indicate that fire issues may potentially be involved. In that regard, she described the best ways to contact the City. She also noted the drug problems by the motels on Rusina, which Carl is trying to address with the city. A new procedure is now in place – call the local police station. Every person who sees such activities are encouraged to call.
- Described the part of Ute Valley Park that has been for sale and the efforts to prevent development, observed the trail changes to improve sustainability, and described the regional access trail that is being built. She observed that trails are being designed to increase safety and also cautioned about rattlesnake sightings.
- Noted that Dave Donaldson, the HOA's city council member, has an eye on the neighborhood.
- Observed that she should be notified of any developments with the Amazon property.

Other Comments

- Carl Peterson commented that 2C funding is on the November 5 ballot; if approved, 3 streets in Pinecliff will be repaved as well as the adjacent sidewalks.

- Jim Brechwald described the role of the ACC, and indicated that there typically are 150 action items per year. Only twice in the past has litigation been involved. The ACC tries to avoid legal action and works with homeowners to avoid spending unnecessary time and money. He provided highlights of ACC activities in fiscal year 2024.
- Bill Vaupel, PE and resident of Sunbird Cliffs 1 spoke about the short-term rentals and described the amendment as an “illegally flawed process” without “advance notice provided to these neighbors” [in the filing], that the “amendment process was concealed and processed secretly” and that the “due process rules were not filed.” He elaborated that the amendment was handled in a “rapid and concealed fashion.” He concluded by stating that “[he] is not under the HOA and ACC as far as he is concerned.”
- Jim Brechwald addressed and countered Bill’s concerns and stated that the short-term (‘STR’) rental ban amendment process was reviewed and vetted by the PHOA attorney and was conducted properly and above board.
- **Subsequent Action of the Board** – The Annual Meeting was followed the next day by a monthly PHOA Board meeting to clarify questions raised at the Annual Meeting. As a result, a PHOA attorney letter was sent to all Sunbird Cliffs residents that verified the validity of the STR ban amendment and the process used. The letter also clarified that work/business can be conducted in the home as long as it is a “*no trace*” business. “**Conducting a business within Pinecliff**” is also explained in the ACC page of the PHOA website. Jim and Bill met right after the meeting individually. The Pinecliff ACC has enforced covenants in the Sunbird Cliffs Filing 1 for over 40 years and will continue to do so.

Votes

Upon motion duly made and seconded, it was unanimously:

VOTED: To elect Judy Benson, Robert Curtis, Becky Fuller, Kris Kaltenbacher, Carl Peterson and Julie Self 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 2:00 pm.

Respectfully submitted,

Judy Iwrey
Secretary *pro tem*; minutes nas prepared by the PHOA Secretary