

Pinecliff Homeowners Association
Annual Meeting
September 7, 2025

The Annual Meeting of the Pinecliff Homeowners Association ('PHOA') was called to order by the President, Christine Thomas, on September 7, 2025 at 1:03 pm at Pinecliff Park. Board members present included Judy Benson (Secretary), Karin Crown (Social), Rob Curtis (Communications), Becky Fuller (Development), Kris Kaltenbacher (Treasurer), Chris Kornmesser (Parks and Wildlife), Carl Peterson (Traffic and Safety), Julie Self (Membership and Trash), and Ms. Thomas, and ACC members Jim Brechwald (ACC Chairman), Laura Anderson and Andy Knight, as well as Kate Knight, who assists with special projects.

Among Ms. Thomas' opening remarks were the following:

- Introduced the PHOA Board and ACC 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 the Garden of the Gods area that also involve government; and the ACC is responsible for 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 staggered 2-year terms beginning on January 1, a by-laws requirement of 5-11 members,¹ and no term limits. She indicated that Christine Thomas, Karin Crown and Chris Kornmesser 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 PHOA annual meeting.
- Recognized the contributions of Board members, all of whom are unpaid volunteers. She pointed out the efforts of other volunteers, including Jeff Amerine (website maintenance and developer of a searchable covenant database accessible on the website), Craig Carroll (fire mitigation/Chipper Week), Paul Lauck (maintains the member database), Paula Lydon (provides real estate transaction reports), Phil Emmert (auditor), Robert Foster (database), and Marcia Oltrogge and Allison Berg (filing notarizations). She also noted that Dick Bursell mentioned the 'Safe to Sell' option for neighbors.
- Noted that all HOA members pay annual dues of \$50/year (last increased from \$40 in 2023) and commented on the attractively price trash/recycle collection service for which HOA membership is a pre-requisite. Also noted were increased costs for services supporting the HOA, such as iContact, Blue Host, and postage costs.
- Reviewed activities of the past year, including (but not limited to):
 - Popularity of the Food Trucks and request to extend the season beyond Tuesdays from Memorial Day to Labor Day. The Board carefully considered this request but determined that the trucks would be less successful beyond Labor Day;
 - Incorporated the annual Ice Cream Social into a July Food Truck Tuesday;
 - Tested evening Yoga in the Park to limited success; reverted to the popular time slot of Wednesday mornings at 8:30 am;

¹ Article V, Section I.

- Movie in the Park, which included a fundraiser for the local girls' softball team;
- Dumpster Day and the role of Rock 'n Roll Off to handle the volume of goods that are disposed, and the shift to Saturday at an increased cost but with even greater success than a weekday;
- Chipper program, which runs for two weeks each year;
- Goal to have all residents participate in the HOA in order to avail themselves of the discounted group trash rate, which is more economic than individual contracts, and also will reduce the number of trash vehicles of different providers;
- Goal of the ACC, whose activities are dictated by the covenants governing Pinecliff, and the ongoing challenge to maintain the neighborhood. In that regard, she underscored the valuable work of the ACC.
- Short-term rentals and covenant changes at the behest of neighbors to require a minimum 6-month rental, including (a) the minimum notarized approval of homeowners of record in each filing, (b) the expenditure by a Pinecliff resident to pay lawyers' fees to change the covenant language (which became the model), and (c) the collection of the required minimum number of signatures in a filing before legal paperwork would be drafted; and
- Determination to not plant trees in Pinecliff Park given the high cost.

Mr. Brechwald thanked Andy and Kate for volunteering to participate in the ACC, described the updated version of the 'Welcome to Pinecliff' letter, and the information available on the website concerning ACC activities. He underscored the importance of maintaining the neighborhood through enforcement of the covenants so that people will continue to want to live in Pinecliff.

Other topics covered included the following:

- Membership in the HOA is voluntary so it is not subject to CCIOA (Colorado Common Interest Ownership Act); the goal is 100% membership.
- It is expected that trash/recycling rates for the 2026 contract year will be known in December; there is a 6% cap on the annual increase.
- HOA members are encouraged to suggest new ways to connect via activities of common interest.
- 2c and 2c-2 repaving monies have gone to repave 11 of the 25 streets in Pinecliff; on the 2026-2030 2c list are Haverhill, Overbrook and Germaine. Carl described the overall 'condition index' maintained by the City; noted that Germaine Court is rated 12 on a scale of 1 – 100, with 100 being best; and the hiring of a contractor every 3 years to survey the streets. Residents can call 719 395 ROAD to report street issues or go to gocos.gov to report issues.
- Complaints about pot smokers at the bottom of the hill on city streets proximate to the assisted living facility. As a citizen and not as a member of the ACC, Ms. Anderson has called all affected agencies, wrote to her City Councilperson, and sent videos to the police (among other actions). She requested that other folks file complaints as well, starting with the police Falcon Division 719 444 7000. Ms. Anderson offered to serve as point of contact.
- The area adjacent to Popes Valley in Ute Valley was protected from development 13 years ago. The HOA supports the activities of Friends of Ute Valley and assists with trail work (i.e., drainage) in conjunction with the City and as part of the regional access plan.
- A hoped for future HOA initiative is the consolidation of the 19 filings into a single unified filing.
- Development activities include in the Amazon area, with the approval of a gas station to replace the ice facility on Forge; the filing of a pre-application to turn the combined Arceo's space and

one of the two hotels into apartments; the Sunbird redevelopment on hold due to ballooning costs; the proposed sale of the Wentwood property rather than the originally contemplated development; the 55 and over community across from Pro Rodeo and the precursor traffic study) and the proliferation of car washes with their subscription model.

- Status update on the purchase of land at the end of Popes Valley to extend Ute Valley.

Note: In a subsequent NewsBlast, the contact information for all agencies referenced during the Annual Meeting was communicated.

Ms. Thomas noted that the biggest challenge for Pinecliff is speeding and mentioned 2 reports of cars passing on Popes Valley and 1 on Point of the Pines, and the two fawns that were killed. In response to a question about speed bumps, she noted that they are not allowed by the City because of plows and emergency vehicles.

Discussion

Question: How will ADU legislation affect Pinecliff?

Answer: Not allowed under current covenants, which stipulate 'single family only.' Voluntary HOA so not subject to CCIOA, but the PHOA covenants must be abided by. Similar with on-street parking.

Question: How are police events tracked?

Answer: Carl noted the City website, which covers activities such as suspicious person/car, suicide and domestic violence. He described the spreadsheet he has maintained since 2014, showing that the number of events (which include false alarms) has averaged 155-160/year; through the end of August, there have been 61 police events, with a projected 91 in total for the full year 2025.

Observation: Folks can use the 'Safe to Sell Station' maintained by the Falcon Station of the Colorado Springs Police Department to sell unwanted goods, where sellers and buyers can safely meet.

Votes

Following discussion, it was unanimously

Voted: To elect Christine Thomas, Karin Crown and Chris Kornmesser to serve as on the HOA Board for a term of two (2) years beginning January 1, 2026.

Voted: To adjourn the 2025 Annual Meeting of the HOA.

Thereafter, the meeting was adjourned at 2:13 pm.

Respectfully submitted,

Judith K. Benson
Secretary