

Pinecliff Homeowners Association
Annual Meeting
September 13, 2026

The Annual Meeting of the Pinecliff Homeowners Association ('PHOA') was called to order by the President, Christine Thomas, on September 13, 2026 at 1:07 pm at Pinecliff Park. Board members present included Judy Benson (Secretary), Becky Fuller (Development), Chris Kornmesser (Parks and Wildlife), Carl Peterson (Traffic and Safety), and Ms. Thomas, and ACC members Laura Anderson and Tony Jacobs.

Ms. Thomas described the approach to this Annual Meeting, asked all attendees to sign in, and indicated that written ballots would be used in the voting for PHOA Board members for a term of two years.

Ms. Thomas' remarks included the following:

- Introduction of Board Members and Volunteers - Introduced the PHOA Board and ACC members and described their roles as volunteers and thanked them for their hard work. She also recognized other volunteers in support of PHOA activities, including website maintenance, operation of the chipper program, maintenance of member contact information database, annual audit, and information about house sales.
- Annual Meeting - PHOA by-laws require an annual meeting of the members in September, size of the Board (5-11 members per the by-laws and the current 9 members), and each Board member election for 2-year terms.
- Profile of the neighborhood and PHOA - There were 650 homes in Pinecliff and a PHOA membership of 527. The PHOA is represented by 19 filings; the covenants associated with the filings detail permissible/impermissible activities, and indicated that the covenants are on the website.
- Popular events sponsored/led by the PHOA – Included the food trucks, movie night in the park, ice cream social, dumpster/donation day with Rock 'n Roll Off, Yoga in the Park (which will start at 9 am in 2027), and the annual Care and Share food drive, as well as testing a Bavarian food truck for Oktoberfest on September 15. If a tai-chi instructor can be identified, this may be a 2027 addition.
- Other HOA activities – website maintenance, NewsBlasts and Connections, iContact contract, Facebook page, crime monitoring, and the informal 'adoption' of Pinecliff Park (clean-ups and bench painting).
- Activities supported by the PHOA - Twice yearly chipper program, Friends of Ute Valley Park.
- Trash program - The PHOA trash program (open to members) has resulted in fewer trucks and less pollution in the neighborhood. Membership in the PHOA resulted in reduced trash rates, which are collected one time per year. The state will be assuming overall responsibility for the recycling program; the start date was uncertain since the state is negotiating with all trash suppliers on the rates to be paid; recycling would move to bi-weekly. If members obtained recycling services and paid with a credit card, there would be a refund for the interval from the start date through the end of the year. (Other reimbursement procedures would be applicable to those who paid by check.)
- History of the HOA - Including its founding and operation as a 501(c)(4) and its mission – to enhance the quality of life for people in the community.
- Requirement of bearproof canisters - West side of I-25 (if not stored inside a structure); trash receptacles can only be put out day of pick-up
- Friends of Ute Valley - Prevented the development of 240 projected homes; volunteer trail work runs from May through September; required training by the City. Ute Valley created its own

501(c)(3) in 2026 sponsored by the Trails and Open Space Coalition; donation to Friends of Ute Park would be tax deductible.

- Use of the annual HOA dues of \$50/household in running the organization and its activities - expenditures include support of the ACC, insurance, legal fees, police patrols, postage, website hosting and a PO Box.
- Amendment filing process to change the short-term rental provisions – Process ran from 2023-2026 with responsibility for collecting requisite signatures was the responsibility of residents in the filings. The HOA hired an attorney to do the requisite paperwork only after the requisite signatures had been obtained, followed by a signature notarization process by every resident supporting the amendment in a filing. She described a fully transparent filing and indicated that all final documentation was on the PHOA website. The HOA was subsequently sued as it related to one filing; the judge in the court proceedings found in favor of the HOA, which now is trying to recoup legal fees it expended in its defense.

2-c funding - Mr. Peterson described the 2-c funding for road rebuilding and indicated that Autumn Hills, Germaine, Haverhill, Golden Hills Court, Hopner, Setters Way south of Popes Valley, Wentwood and Overbrook would be tackled in 2028. He also described the mayor's repairing of a pothole on Haverhill on July 16.

Contact information in the City:

- Myneighborhoodupdate.net (community portal which links to city public safety services)
- Police Non-Emergency 719 440 0000
- Police, Falcon Division 719 444 7240
- Roads 719 385 ROAD

Eligibility to Vote and Voting at this Annual Meeting - Ms. Thomas described communications with the PHOA attorney about eligibility of PHOA members to vote at the Annual Meeting and run for the Board; described the fiduciary relationship of Board members with PHOA constituents, and indicated that the legal action and outstanding legal fees preclude eligibility. She indicated that the election would be done by physical ballot; submitted ballots would be validated with eligibility per Article IV of the By-Laws.¹

Prior to the balloting, Kelly Phillips spoke to meeting attendees about secrecy of the PHOA Board activities, the lack of contact with residents about the covenant amendment, the missing minutes from the website, use of Executive Session, requests for financial records, and the lack of minutes from the 2025 Annual Meeting, among other statements.

Thereafter, upon motion duly made and seconded, it was unanimously

Voted: To adjourn the 2026 Annual Meeting.

Adjourned at 2:11 pm.

¹ Article IV – Meeting of Members, Section 5. Voting – Member voting privileges are limited to one vote per household meeting the following requirements:

1. The household is a landowner, single or multiunit owner.
2. The household is not in arrears on dues or assessments.

Respectfully submitted,

Judith K. Benson
Secretary

Subsequent to the close of the Annual Meeting, the submitted ballots were validated to ensure eligibility in accordance with the By-Laws. In accordance with Article V – Board of Directors, Section 3. Election of Directors, Ms. Fuller, Ms. Benson, Ms. Self, and Messrs. Curtiss, Kornmesser and Peterson each received a majority of the votes cast and were deemed to be elected.

Eligible Ballots – 52

- Becky Fuller – 51
- Rob Curtiss – 50
- Judy Benson – 51
- Julie Self – 52
- Chris Kornmesser – 50
- Carl Peterson – 52
- Kelly Phillips – 1 (write-in)

Upon approval of these minutes by the Board, these minutes will be posted on the PHOA website.