

PHOA BOARD MEETING Minutes, January 12, 2026

Attendees – Board members Carl, Christine, Judy, Karin, Kris, and Rob, and Jim representing the ACC.

The meeting was called to order at 7:08 pm and was conducted in person.

As the first order of business, upon motions duly made and seconded, it was unanimously:

Voted: To elect Christine Thomas, President; Rob Curtis, Vice President; Judith Benson, Secretary; and Kris Kaltenbacher, Treasurer, for calendar year 2026.

Voted: That the respective Board members retain their existing Committee roles for calendar year 2026.

As the next order of business, the January meeting agenda and the minutes of the November meeting were approved.

At 7:10 pm the Board adjourned to Executive Session and reconvened the meeting at 7:31 pm.

Committee Reports

It was noted that Committee reports had been sent out in advance.

ACC – Jim provided an update on various ACC activities, commented on a Code Enforcement issue, and provided updates on other ongoing matters.

At 7:34 pm Becky joined the meeting.

Jim noted that the ACC is looking for one or two new members in anticipation of future retirements. All interested parties should contact the HOA.

At 7:42 pm Jim left the meeting.

Communications – In Rob's absence, Chris reported that the HOA Annual Report had been sent to the printer earlier that day. Discussion ensued about the current use of Blue Host and the need to shift technology providers after the annual membership and trash renewal deadline. Thereafter it was unanimously:

Voted: To pursue an alternative provider after the annual membership and trash renewal deadline has passed.

Finance – Kris described changes to the proposed 2026 budget and the short-term investment of HOA cash in order to earn interest. Following discussion, it was unanimously:

Voted: To approve the 2026 HOA budget as presented to the Board.

Voted: To renew the existing short-term CD in the amount of \$40,000 with an FDIC-insured bank and with a term of not more than 6 months.

Membership and Trash – Julie reported that there would be no increase in the trash rates for the upcoming year (March 1, 2026 – February 28, 2027).

Traffic and Safety – Carl commented that there were 100 reported events in 2025, which was the second lowest since he had been tracking those statistics.

Social – Karin reported that she has already received calls from four food trucks that want to return to Pinecliff this summer. She also noted that the firm that will once again manage *Movie in the Park* has been reserved, along with the purveyor for the annual Ice Cream Social. It was agreed that there will be two dumpsters for each of two clean-up days in 2026, and that Rock 'n Rolloff will again be used. There will be a garage sale one week earlier.

Development – Becky reported that a pre-application for a new use of the Super 8 hotel had been submitted on December 8, 2025, commented that she will file a protest based on an impermissible use, and that she would monitor this proposal. She also noted that there has been no further action on the potential conversion of the Days Inn on Rusina to apartments since the initial request.

Other Business

- Christine provided an update on the on the proposed 2026 HOA calendar of events.
- Christine also provided an update on the 0 Tech Center opportunity for land purchase in conjunction with Ute Valley.

There being no other business, following motion duly made and seconded and unanimously adopted, the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Judith K. Benson
Secretary