

PINON HILLS HOMEOWNERS ASSOCIATION  
Minutes of September 5<sup>th</sup> 2007 Meeting  
6:30 PM 1<sup>st</sup> Street Café

**Meeting** was called to order at 6:45 PM by the President; Bill Donavan.

**HOA officers present:** Bill Donavan President, A.C. Hart Vice President, Asa Geiger Secretary/Treasurer.

**Treasurer's Report:** August 31<sup>st</sup> 2007 ending balance, \$3,263.59 from dues totaling \$1,066.24. 55% of expenditures were the taxes for Tract C. The printed financial report was unanimously approved after questions and answers period. Trivia: PH subdivision originally sold by Jim Treat for approximately \$25,000 in 1966.

**Old Business:** Current status of Brown's Canyon Wilderness; Browns Canyon is in the San Isabel National Forest and Royal Gorge BLM Resource Area along the Arkansas River 10 miles north of Salida. It lies in Chaffee County. The area rises eastward above a whitewater canyon of the Arkansas River and the higher forested areas of Aspen Ridge. Access to Browns Canyon via the Arkansas River or from Hwy 285. From Hwy 285, go about five miles west of Antero Junction and turn on CR 307. This gravel road becomes CR 187. Go about five miles until you reach CR 185. From Salida, take CR 175, a gravel road, east from Salida. Turn onto CR 185 at about 6.5 miles toward Turret.

**New Business:**

**PHHOA web site**

A PHHOA web site was unanimously approved and is located at <http://www.pinonhills.org/>. HOA members are encouraged to register online at PinonHills.org to join the bulletin board discussions, keep up on the latest HOA happenings, and virtually meet your neighbors. Once you've signed up, there is no obligation to participate, and by default, you will NOT receive e-

mail from the system on a regular basis. (However, you do have the option to sign up for e-mail updates.) I would highly encourage anyone with internet access to sign up!

You can access the bulletin board either through the pinonhills.org main page OR directly by typing this into your browser: <http://www.pinonhills.org/bb/>. Here are some hints to ensure successful registration:

- Make sure you use a login you can remember! I don't recommend using spaces in your login, but they are accepted.
- Use a valid e-mail address. A confirmation e-mail will be sent to verify your e-mail address is valid.
- Remember that your password is case sensitive.
- A "Confirmation Code" test will ensure you are a human and not a robot. You must type what you see in an image to confirm your humanity. This code is generally in all caps (it is case sensitive).
- Make sure that one of the following words appears in the "Pinon Hills Address/Road Name" field: "Cherokee, Apache, Piute, Cheyenne, Blackfoot, Pinon, 156, Iroquois, Sioux, Chippewa." Failure to enter one of these words will trigger the spam security system, and the the Salida Police department's computer crime division will be knocking on your door shortly. Just kidding!! You'll simply have to hit the back button on your browser and resolve the issue.

### **PHHOA Phone List**

A member's phone list was unanimously approved and is being prepared. It will be posted on the HOA bulletin board (bb) as soon as possible.

### **Shikoba Acres**

The new subdivision being developed Pinon Hills contains 12 – 2 acre lots conforming to County zoning. The border PH lots 4, 5, 6, and 7.

## **CR 175**

Fortunately aggregate truck traffic remains at a minimum.

## **Brown’s Canyon**

Discussion focused on status of area, its reduced size as wilderness, no longer bordering PH, and how our members can become involved;

<http://ccwcwilderness.org/wilderness/browns.html>

## **Membership**

Membership consists of all property owners in the PH subdivision. “Voting members” are dues paying member according to the registered Pinon Hills Association, Inc., By-Laws <http://www.pinonhills.org>. In order to change anything in the Covenants or PH HOA By-Laws a simple majority of the voting members is needed.

## **Meetings**

Majority approved idea of having more than one meeting a year without the formality of a dinner. Any voting member can request a special meeting to deal with PHHOA issues.

## **Outside Lighting**

Outside lighting is still a glaring issue. More time was spent on this than any other item. Generally, “thinking GREEN” by conserving energy and seeing the stars in the night sky was the popular consensus. Motion sensors are better security sentinels and yard butlers than burning energy (\$) all night.

<http://www.astronexus.com/node/4>

## **Animals**

General voiced opinions were responded to by advising members that the County has animal ordinances and all you have to do is email the sheriff, [twalker@chaffeesherriff.org](mailto:twalker@chaffeesherriff.org) or call, 539-2596. Try to think (be considerate) of your neighbors if you have pets; clean up after them, keep them from non stop barking, and keep your cats at home so they don't run off the bird population.

## **Pinon Hill Subdivision**

The usual complaints were heard about trashy lots; used appliances outside, derelict cars, missing or cobbled street signs, etc. As these complaints continue year after year, it was suggested that committees be formed to gather signatures and petition the County Commissioners to assist the HOA in these matters.

## **Tract C**

It was agreed that an appraisal of the tract be obtained by A.C. Hart to begin planning for the disposal of the land. Also, Jim Bonga has been meeting with the District Fire people concerning a proposal to donate the land to the District for the purposes of locating a large water cistern on the tract for the prevention of fires in the subdivision. This would relieve the HOA of paying further taxes and lower the insurance rating for the area.

## **Dues**

Remember that paying HOA dues provides an avenue for members to vote on issues like Tract C, changes of the organization, election of HOA officers, and so forth.

A.J.Geiger  
Secretary/Treasurer  
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