

PINON HILLS HOMEOWNERS ASSOCIATION
 Minutes of September 5th 2008 Meeting
 4:30 PM 1st Street Café

Meeting was called to order at 5:30 PM by President Bill Donavan.

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

Treasurer's Report: August 31st 2007 ending balance, \$2,386.99 from dues totaling \$1,290.00. *65.81% of expenditures were the taxes for Tract C. The printed financial report was unanimously approved and seconded after questions and answers period.

Note: A Tax Variance was granted by Chaffee County Assessor's Office for Tract C, Pinon Hills Sub B449 P894 Open Space, [R368120400081](#), 11.79 Acres, 513,572.00 square feet as a non-commercial/no access property. Taxes will be \$14.24 from year 2008 forward.

Written Ballot Results:

	President	V. P.	Sec/Tres
J Bonga		15 votes	
J Detmer			22 votes
B Donavan	1 vote		
A Geiger	22 votes		3 votes
A C Hart		8 votes	
A Koransky		1 vote	
xxxxxxxxxxx	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx
Tract C		24 yes	
Covenants		23 yes	1 no

ITEM #4 AUTO SENSING LIGHTS FOR PINON HILLS SIGNS
 Not discussed as time for meeting expired.

ITEM #5 DUES AND DEMOGRAPHICS OF PINON HILLS
 Not discussed as time for meeting expired.

ITEM #6 BEARS AND DOW

Discussed in general and handouts given out for the taking.

ITEM #7 HOA PHONE LISTS

The phone lists were approved and seconded for distribution. Also posted on web site.

ITEM #8 THINKING GREEN

Lightly discussed and set aside for committee work.

Old Business:

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>

New Business:

PHHOA web site

Since the PHHOA web site (<http://www.pinonhills.org/>) was unanimously approved in 2007, HOA members are encouraged to register online at PinonHills.org to join, review the 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, CR156, Iroquois, Sioux, or Chippewa" for access verification.

PH HOA Phone List

The member's phone list was unanimously approved in 2007. It can now be viewed or printed from the HOA Bulletin web site <http://www.pinonhills.org/PhoneList.pdf>

CR 175

Fortunately aggregate truck traffic remains at a minimum.

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 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

The plan for Tract C disposition was discussed at length by Jim Bonga. Also, Jim 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. The HOA Exec committee will meet Sept 9, to decide the conditions of the land transfer proposal. See web site for minutes of special meeting.

Note: Conditions for Quitclaim Deed to South Arkansas Fire Protection District (SAFPD) stationed in Salida.

The district personnel are the same as the Salida Fire Department and they use the same equipment with some belonging to each organization.

The SAFPD owns several large tankers which would provide the source of water to fight any fire in Pinon Hills along with a pumper from Salida Fire Dept.

With the tankers there is a capacity of 8000 gallons, which can pump up to 1000 gallons per minute on a major fire or approximately 8 to 10 minutes total time.

Presently, the tankers must go to the hospital on Hwy 291 or the top of Grand Avenue for more water with the best turnaround time of 20 to 25 minutes. During the summer it is possible to tap into the Scanga irrigation water line to fill the tankers but this is not always an available option.

Placement of a 100 -150,000 gallon tank on top of Tract C we can bring the tanker fill time down to 10 -12 minutes.

The SAFPD via our request voted to pursue grants up to \$150,000 for putting a tank on Tract C in their October, 2008 meeting. Pinon Hills HOA will deed the Tract C parcel to SAFPD which will be used as collateral for the grant(s).

Conditions for the deed are:

1. Tract C cannot be sold.
2. Tract C cannot be subdivided.
3. Tract C cannot be built upon other than the proposed underground water tank with plumbing.
4. If after five (5) years, it is determined that the grant process has failed, Tract C will be returned to Pinon Hills Homeowners Association Inc.
5. Condition # four above will be negated as soon as tank construction has commenced.

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.

Asa Geiger –President
James Bonga –VP
Shirley Detmer -Secretary
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