

Pinon Ranch HOA - Board Meeting Minutes - April

Date: April 9, 2025

Time: 6:00pm

Place: Starbucks 3239 Centennial Blvd.

Attendees:

Johnny Enright, Vice President

Annette Delahoy, Treasurer & Secretary

Jeff Hanson, Member at Large

Frank Hibbits, HOA manager

Meeting called to order ~6:00p.m. Quorum confirmed, March minutes approved (3-0).

I. Board Member Comments: Proposed changes to city ordinance to allow ADU's see city website:

[Accessory Dwelling Unit \(ADU\) Ordinance Update | City of Colorado Springs](#)

II. HOA Member Comments:

III. Manager Report:

Banking:

Account Balances as of 3/31/2025: Checking account balance is \$31,556.86, Savings (Replacement Reserves) balance is \$6,080.57, and there are two certificates of deposit totaling \$8,000.00 (part of replacement reserves).

- March expenses are attached.
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- As of 12/31/2024, one member has not paid their HOA dues for 2021, 2022, 2023, and 2024. The house is currently undergoing foreclosure. The matter has been referred to our attorneys to begin the collection process, and an HOA lien is placed on the property.
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- Invoices for the 2025 HOA assessments were emailed to members on 1/3/2025. The due date was 2/1/2025, with a 28-day grace period, late fees were charged for past due accounts.
- *4/9 reviewed the collection report. Johnny is going to make a personal friendly visit to the residents with past-due accounts. voted on (3-0).*
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- Landscape Maintenance: CorBran's is currently managing this.
- *4/9 water just turned on by the city. We turn off in winter so not charged during these months. There is a \$75.00 reconnection fee. Saves a few hundred dollars a year. CorBrans should be here next weekend to clean out the sprinklers.*
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- Snow removal is being handled by Dennis Delahoy, with Frank Hibbits as the backup.
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- The required government CTA report has been delayed by the courts. Monitoring continues.
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- Mailbox repainting is in progress.
- *4/9 Jeff will follow up.*
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- 2024 Tax returns have been filed.

IV. Webmaster Report:

- Update board members and officers.
- Post minutes from the Annual Meeting.
- Post the 2025 Budget, Balance Sheet as of 12/31/24, and 2024 Year-End Accounting.
- *4/9 Johny & Annette met briefly with Amy to review how to post docs to the portal. Annette will work on getting everything uploaded.*

V. Old Business:

VI. New Business:

VII. Architectural Review Committee:

VII. Neighborhood covenant and bylaws enforcement:

Board members conducted a neighborhood walkthrough on February 23, 2025. Refer to the attached enforcement log in the agenda attachments.

NOTES CARRIED FORWARD:

Street Repairs:

- Mule Deer Drive is scheduled for repairs during the 2025-2026 period.
- City personnel will be sent to evaluate the condition of the streets.
- Potholes on Sample and Flag have been reported to the city, and work is currently in progress.

VIII. Community Events.

The tentative 2025 HOA Board of Directors meeting schedule is:

Wednesdays: May 14th, June 11th, July 9th, August 13th, September 10th, October 8th.

The 2025 Annual meeting will be in November or early December.

Social report:

2025 social event dates are yet to be determined.

Agenda Attachments

March Expense Report:

Neighborhood covenant and bylaws enforcement - Inspection Report and Log (next page)

