

**Annual Meeting of the Pinehurst Estates Homeowners Association
Pinehurst Estates HOA INC., A Colorado Nonprofit Corporation ID #20071091776**

Meeting Minutes

January 25, 2020 10:00 a.m.

St. James Presbyterian Church

Board Members in Attendance:

Erika Roberg, Acting President
Lisa Wera, Treasurer
Sarah Luetjen, Secretary
Aron McCauley-Blocher, At-Large Member
Nancy Lawrence, At-Large Member
John Corbett, At-Large Member
Diane Myers, At-Large Member
Susana Campos, At-Large Member

Absent Board Members (excused):

None.

Also in Attendance:

Separate list can be requested.

1. Meeting called to order by Erika Roberg.
2. Erika introduced the Board. Erika explained that Eric Steele has resigned from the Board and she will take over as President.
3. Erika introduced City Councilman District 2, Kevin Flynn. Councilman Flynn discussed the following items:
 - On February 22, 2020 a Citywide meeting will be held at Goldrick Elementary School regarding group homes and rezoning issues. The Denver City Council opposes the idea of allowing more unrelated adults living in a single family home.
 - Loretto Heights demolition will begin in the spring/summer of 2020. The property will include income restricted housing and common spaces. Councilman Flynn then answered various questions from the public.
 - A neighborhood leadership lunch will be held on February 29, 2020 at 1:00 p.m. for leaders of the City's homeowners associations.
4. Erika discussed various housekeeping items such as time limits on public comments and the conduct of the public.
5. Erika discussed the 5G cell tower issue at length. The homeowners association and City's hands are tied. AT&T will be installing a 5G cell tower at 4219 S Vrain St., just South of the Princeton and Vrain. Erika has been in contact with AT&T, the City, and State legislators to not only voice her opposition to the tower, but also to question why most residents were not notified. State legislators passed bad legislation in 2017 that allows the cell companies to

install their poles in any right-of-way without notifying residents, and the city is powerless to stop them, as are the residents. The bill that was passed in 2017 was made law under the radar of the public because the bill drafters put a "Safety Clause" in it that states the act "is necessary for the immediate preservation of the public peace, health, and safety." This allowed it to be signed into law without taking it to the public for a general vote. Erika and the Board then answered various questions from the public.

6. The Board discussed the 2020 Amended Bylaws at length.
7. Erika and Lisa discuss the status of the Homeowners Association, providing three options, (1) continue the HOA as its being run today, (2) the homeowners prefer an HOA that is willing to create more stringent rules and regulations and the current Board will collectively step down, or (3) the HOA will dissolve. The Board provided detail to each option. After discussion and comment from the public and upon motion duly made, seconded and unanimously carried, it was decided that the public preferred option one.
8. Lisa provided an update of the current budget.
9. Erika brings the meeting to a close.