

Annual meeting of the Pinehurst Estates HOA
Saturday, January 27, 2018
10:00 a.m. – 11:30 a.m.
Pinehurst Estates Country Club

The annual meeting of the Pinehurst Estates Homeowners Association was held on Saturday, January 27, 2018 at Pinehurst Estates Country Club.

Present from the Board of Trustees was:

Mark Lindel – President
Ronald Blatchley – Vice President
Lisa Wera – Treasurer
Mary Klodt – Secretary

Mark Lindel thanked everyone for attending our meeting. Mr. Lindel introduced Kevin Flynn – City Councilman District 2

Councilman Flynn gave a “State of the District” update:

- All 7 of the bond issues in the November 2017 election passed. 2007 only 2 of the 9 passed in District 2. The Green Roof initiative passed city wide. This initiative now makes it mandatory for business owners of existing structures to have a “green” roof. There is concern that tenants will leave because of the cost of installing a “green” roof. District 2 voters voted against it. Flynn working on proposal to adjust it.

Loretto Heights purchased by the development company Catellas Group in CA. They are good developer. Talks are in the due diligence process now. They think it should be residential. They are committed to preserving history of Loretto. Want to reserve view planes. May preserve other buildings (theatre). Community meeting is scheduled in February. Watch for further details about the meeting.

Urban land institute – across from Notre Dame. 64 acres. 32 parcels. 27 owners. Real difficult property to develop. Need to thrive again.

The Bear Valley shopping center sold to Northwoods Investors (investment company out of NY). No news yet as to what plans the new investors have for the shopping center. Native Roots is headquartered in the old Bear Valley

bank building. Native Roots applied before to open a marijuana dispensary in the Bear Valley shopping center but it was voted down. However, Native Roots may apply again in February of 2019 to open a dispensary in the shopping center.

Councilman Flynn will lead an effort in the spring to name the Southwest Recreation Center the Ted Heckworth Center. Ted Heckworth was a Denver City Councilman. 500 Denver resident signatures are required.

11,600 construction permits were issued in the city of Denver in 2017. 269 of those permits were issued in our district. 2,000 of the permits were for Northwest Denver alone. Form based zoning enabled a lot of out-of-character development. The City & county of Denver doesn't approve building character. Part of the new development on Wadsworth and Quincy (Lakewood) will be senior housing.

Abandoned Wal-Mart: Wal-Mart still leases the building with land owner. 40,000 sq. feet. Two possible tenants fell through because process took too long. There is talk of a possible public market concept. Stay tuned.

Traffic on Zenobia Street has increased. There is concern about people speeding along Zenobia Street. It appears that a good portion of speeders originates from The Pines Townhomes. The possibility of installing speed bumps was suggested. Unfortunately the City & County of Denver does not allow speed bumps because of emergency responders. Speed monitor can be placed to monitor speeding. Police can monitor and enforce speeding limits. Mary Klodt will contact the manager of the Leasing Office at The Pines and ask if a sign can be posted warning residents to slow down.

PRESIDENT'S REPORT:

Mr. Lindel thanked Bernie & Sandra Sharp for sponsoring our breakfast at Pinehurst Country Club.

Mr. Lindel gave an update on the front entrance lighting. Solar powered has been considered but getting a contractor to install solar powered lights has been difficult to secure.

2018 HOA Board Openings:

- HOA President nomination – **Carsten Goff was unanimously voted in to fill the President position** recently vacated by Mark Lindel.
- Mary Klodt will continue as HOA Secretary.
- Two At-Large openings: Need volunteers. Mike Ramos & Todd Caniff are current At-Large Members
- Design Review Committee: Mike Ramos, Todd Caniff & Sarah Lujetin
- Decorating Committee: The Board would like to thank Nancy Maxey, Pat Griffith and Diane Myers for their dedication to decorating the front entrance for the past several years. Sally Thompson and Sarah Timmons volunteered to decorate the front entrance this year. Thank you to Sally & Sarah for making the front entrance look great! We still need permanent volunteers for the Decorating Committee.

Two Little Free Libraries will be purchased for our community. Need volunteers to assemble the Little Free Libraries. Aaron Blocher has volunteered to help. Anyone can help Aaron with the assembling and decorating.

TREASURER'S REPORT:

Ms. Wera distributed a copy of the current budget.

70 homes paid HOA dues last year. Ms. Wera reminded residents that if they haven't paid their annual HOA dues yet, to please do so as soon as possible. The HOA receives a Status Letter transfer fee from all home sales in our neighborhood.

Event updates:

Volunteers are needed for the 4th of July Parade and Easter egg hunt. Money available for fun neighborhood events.

Garage sale. Used to be a neighborhood garage sale with Pinecrest. Pinecrest no longer does the garage sale. Garage sale event has basically been dropped

but if anyone wants to take it over that is fine. Money is in budget for advertising.

Next directory update is in 2020. Mary Klodt will update the latest directory changes and distribute to those who have paid their dues for this year.

\$508.36 expensed was for the lightbulbs Mark Lindel purchased and distributed to all residents of Pinehurst Estates to use for their front entrance lighting.

There is money available in the budget for two Little Free Libraries: You can purchase a Little Free Library kit (<https://littlefreelibrary.org/build/>) and submit your receipt to Lisa Wera for reimbursement.

Pinehurst Estates website. Check frequently for information. Ms. Wera will post important information (such as Minutes from our annual meetings, etc.)

OPEN DISCUSSION:

Pinehurst Estates Facebook page! Carsten Goff and is willing to establish.

Aaron Blocher has offered to paint house #'s on the curbs by resident houses if they so desire. Please contact Aaron Blocher if interested.

Snow shoveling: 24 hours to shovel walks per City & County of Denver rules. Help your neighbors and shovel!!

City will notify you if your sidewalk is not in compliance and needs repair.

of cars at house: 1 vehicle per licensed drivers + 1 car. Please call 311 and register complaint.

Dogs need to be on leashes.

Meet your neighbors!! Talk to neighbors to resolve issues. If no resolution, then contact the HOA Board for assistance.

Sisters who are with Cabrini Shrine in Golden. Live in house on Sheridan Blvd. They are excited to be part of the neighborhood!

Anyone interested in book club, please notify Board.

There being no further business, the meeting adjourned at 11:45 a.m.

Respectfully submitted by Mary Klodt, Secretary, Pinehurst Estates East HOA.