Pinewood Springs Property Owners Association Meeting

January 17, 2018

Board Present: Elliott LaBonte, Gabi Benson, Dianna Lawyer-Brook, Joan Paskewitz

Board Absent: Art Caruso

Member Present: Steve Stewart

New Business:

   *Night Lights. Use of outdoor spotlights has increased since the home invasion. We agreed to send out the "Good Neighbors Letter" with the water bill, and also to include a reminder that uphill traffic has the right-of-way on single lane roads.

   *Facebook Page. There are several PWS pages on Facebook, none of them under official POA auspices. We discussed starting an official Board FB page, but opted instead to beef up our presence on the Water District/POA website, including PSPOA Meeting minutes, agendas, and timely information about incidents and notices, such as the recent slash pile burns.

Old Business:

   *Bylaws. The possibility of revising the Covenants has been raised recently for the third time in as many decades, partly in response to the proliferation of Air BnBs and VRBOs (vacation rentals by owners) in the community. Difficulties in enforcing the Covenants and a concern about creating dissension in the community caused the Board to decide not to take this issue further. There remain inconsistencies among the filings and illogical regulations, but short-term (less than 30 days) rentals are prohibited in Larimer County and the County will enforce that when informed of a violation.

   *Cherry Company Rezoning Request. The Colorado Cherry Co. (CCC) is requesting a rezoning from O (open) to B (business), in order to expand the Mon Cheri wedding catering aspects of the business. Open zoning requires a special use determination for a change in type of business. Business zoning does not; once a property is zoned for business, ANY business may be conducted on that property. Comments from community residents about this proposed change may be submitted to the County Commissioners prior to the hearing on this matter. The hearing is not yet scheduled and notice is to be sent to all taxpayers. It is critical that all residents take this opportunity to

express any concerns. Log on to the County website to do so. PDF files containing notes from a first hearing Oct 30, 2017, will be made available on the PWSWD.COM website. Gabi will obtain the CCC deed from Rob Helmick at the County to see whether it stipulates a resident right of refusal to changes in the use of the property.

    *Dry Hydrant (used to pump water from the lake in case of fire). The lake is frozen, so replacement of the hydrant is on hold until the thaw.

    *Winter Sports at Crescent Lake. Residents have been ice skating on the lake, and an ATV was seen there as well. The Board questions whether the ice is safe. Actions to be taken: 1) Gabi will explore the liability issue for the PSPOA, which carries liability insurance on the property. 2) The lake will be drained to 6" at the shallow end to decrease risks of drowning should someone go through the ice; but this can't happen until the current ice cover melts. 3) We will explore erecting a sign warning of deep water under the ice. 4) Dianna will ask Steve Fitzgerald to make a sign "No vehicles on ice!" A vehicle has gone through the ice in past years. 5) The Fire District will be notified once sports activities at the lake are finalized.

    *Dead Tree and Crescent Lake Beautification. Dianna has obtained information on wildflowers, trees and shrubs that are available to be planted to replace vegetation washed out in the 2013 flood. Elliott will check on a riparian grass mix. We agreed on a shade tree by the picnic tables, perhaps a cotton-less cottonwood. Gabi presented estimates for having the dying tree at the lake carved to commemorate its place in the history of Pinewood. Both issues will be revisited next month.

Treasurers Report: $13,445.36. Bills were $157.42 for materials to replace the community sign. Income was $108.00 for 4 memberships and one Fire address sign.

Membership: 220

Next Meeting is February 21, 7:00 at the Community Church hall.