

Everyone is welcome at the
Pinewood Springs Property Owners' Association Board Meeting
(the PSPOA supplies information and provides a forum for discussion)
October 21, 2020 PSPOA Board Meeting Minutes

Board Present: Gabi Benson, Patty Peritz

Residents Present: Ardean Johnson, Steve Stewart, Charlie Pease

New Business:

- **BOD positions**

PSPOA Board of Directors were required to remove a Board Member from serving on the Board. The PSPOA had received numerous Protective Covenants violation complaints from several Property Owners regarding a PSPOA Board Member keeping chickens on their property. Due to the allegations, admission to keeping chickens on their property, non-compliance of Protective Covenants violation, Ninth Filing, PART A.4., and thus creating a conflict of interest with their duties in transaction of the affairs of the PSPOA in such manner that promotes public confidence and trust in the integrity, objectivity and impartiality of the Board along with the governance of the Board's Articles of Incorporation's Purpose and Power, that was cause for disqualification of service and representation on the PSPOA Board of Directors. Therefore, Joan Paskewitz has been removed from position as Secretary effective October 15, 2020.

*"Protective Covenants Violation – Ninth Filing
PART A. LAND USE.*

4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, and further except that dogs, cats or other small household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose."

Vacancies on the Board have been filled by an affirmative vote of a majority of the remaining Directors present and voting, until otherwise filled by an appointed individual.

Acting President: Gabi Benson
Membership Chairman: Gabi Benson
Treasurer: Patty Peritz
Acting Vice-President: Patty Peritz
Acting Secretary: Patty Peritz

The PSPOA BODs are actively recruiting PWS Property Owners to fill the Acting BOD positions temporarily until the Annual Membership Meeting in May when the General Election of BOD positions are nominated, elected and permanently filled for the term.

Charlie Pease attended the Board meeting with interest in serving on the BOD. The BOD will follow up with Charlie as a potential recruit.

- **By Laws & Oath of Office & Code of Conduct documents**

The PSPOA By-laws have been adopted and revised, Oct. 13, 2020.

A PSPOA Oath of Office & Code of Conduct document has been established and will be a new requirement with the vetting process for new Board Directors and Officers to take and subscribe to at the beginning of their term of office, before assuming their responsibilities.

PSPOA By-laws adopted and revised document, Oath of Office & Code of Conduct document, and Articles of Incorporation are all public documents and have been posted on the PSPOA website on the Board page.

<https://pinewoodspringspoa.com/board>

Old Business:

- **IRS update on Reinstatement of Tax Exempt 501(c)(3) status**

IRS Streamlined Application for Recognition of Exemption Under Section 501(c)(3) tax exemption using the 1023-EZ form has been submitted and accepted on 09/28/2020. An application fee of \$275.00 was paid with the application submitted. IRS application processing time is approximately 30 days from submission date.

- **Park Parking Area Improvement**

The Tubs Park upkeep and fire mitigation projects started the week of July 11th:

- **Signs Phase 1 Project:** PSPOA & Property Owners property boundaries defined signs, were installed week of July 11th.
- Tubs Park up keep and fire mitigation started July 13th thru August 27th. The up keep and fire mitigation were labored by volunteers, Patty Peritz and Ardean Johnson. Volunteers that pitched in for the day to help were Dick Wilcox, Sheramie Payne & Cody Payne. Special thanks to all.
- Dozens of truckloads of slash, 95 bags of pinecones/needles were collected and brought up to the Meeker Park Community Sort Center.
- Tubs Park Defensible Space survey was conducted by PSFPD Fire Marshal Andrew Hart on August 29th. Tubs Park fire mitigation efforts completed passed with blessing.
- There were a few fire hazard trees to clean up down by the river and some weed whacking which was completed by Sept. 25th. Remaining slash was brought up to Meeker Park Community Sort Center.

- **Signs Phase 2 Project:** Park general liability, safety & rules signs at both Tubs & Crescent Lake sign Installation points were cleared of vegetation in preparation of sign installation.
- Tubs Park & Crescent Lake rules signs were installed weekends of Sept. 19th & 26th. Cedar wood frames were custom built around signs, acrylic sheet protective facing applied, installed on 4x4 pressure treated posts and cemented in ground.
- **The Tubs Park Parking Area Fence** was installed by Peritz Construction on Oct 1-2, 60ft of post & rail fence. All posts were cemented in ground.
Total cost for project \$1,018.98,
(materials = \$518.98, labor - \$500.00)
- The loose and rotted post at the Tubs Park entrance gate has been replaced and cemented in ground.
- **The Tubs Park Entrance Path** was restored on Oct. 3rd. Permission to use dirt from the pile next to the fire station was granted by Dan Cundall. Path dirt was shoveled, loaded, and hauled to Tubs Park, wheelbarrowed onto path, then spread smooth with rake.
- There was a complaint received from Property Owner/s regarding motorized vehicles and E-bikes use on paths and throughout park. After path restoration was completed, a temporary Sharpie sign was made and installed on the fence at the Tubs Park entrance gate path. "Please No Motorized Vehicles or E-Bikes in Park, Paths Restored". A permanent sign is being ordered to replace the Sharpie sign.
- **Cedar planking sign backs** were installed on Tubs Park & Crescent Lake signs on Oct 4th.

Fire Marshal Hart recommended a physical address be assigned by Larimer County to the PSPOA properties in an effort to aid with GPS location dispatch of emergency responders to PSPOA properties. Fire Marshal Hart contacted Larimer County Geographic Information Specialist/Addressing providing PSPOA property parcel information for both Tubs Park and Crescent Lake Park.

When the physical addresses to be assigned are completed, the PSPOA will be installing Green-Reflective Address Markers at both Tubs Park and Crescent Lake Park properties.

- **Seeds Planting at Crescent**
With weather permitting, in November the seeds will be planted at Crescent Lake Park around the Art Sculpture.
- **Light Pollution**
The PSPOA received a complaint regarding a Property Owner on Fawn Court who has a spot light shining directly into neighboring Property Owners windows at night. The Fawn Court Property Owner is not occupying the residence at this

time and has the spot light on 24/7 causing an annoyance to the surrounding neighborhood residents. This offensive activity causes a Protective Covenants violation. The Property Owner with the spot light has been asked to turn the light off at night or install a motion detector. However, no action has been taken to resolve the issue. The PSPOA will send a Notice of Covenants Violation letter to the Property Owner in violation of Protective Covenants.

“Protective Covenants – First Filing
PART B. RESIDENTIAL AREA COVENANTS

5. Nuisances. No commercial, noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.”

Joan’s Night Pollution Tip has been added to the PSPOA website.

<https://pinewoodspringspoa.com/pws-tips>

- **Covenant violation letter**

The "good neighbor" letters were sent to the two Property Owners on Cherokee Rd. as a result of neighboring Property Owners on both Cherokee and Apache roads Protective Covenants violation complaints received. Second letter, being “Notice of Covenants Violation” will be sent.

A Property Owner on Cherokee Rd. is conducting commercial business activity originating out of their garage, including a high volume of heavy truck and semi-truck traffic on their property and on Cherokee Rd. which represents an annoyance to neighboring Property Owners. PWS roads were not built for nor can withstand this kind of traffic. In addition, a structure has been erected on their property that lies closer than 30 feet to the front lot line fronting Cherokee Rd.

“Protective Covenants – Fourth Filing
1 - PART B. RESIDENTIAL AREA COVENANTS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling, and a private garage for not more than three cars; specifically, no outside toilets or permanent trailer homes shall be allowed.”

3. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum set-back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 25 feet to any side street line.”

5. NUISANCES: No commercial, noxious, or offensive activity shall be carried on upon any lot, not shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.”

Another Property Owner on Cherokee Rd. is keeping chickens on their property and have recently added a rooster to the property creating a second complaint and a second Protective Covenants violation.

*" Protective Covenants – Fourth Filing
 PART B. RESIDENTIAL AREA COVENANTS*

5. NUISANCES: No commercial, noxious, or offensive activity shall be carried on upon any lot, not shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.”

7. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, and further except that dogs, cats or other small household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.”

Treasurers Report – \$7,400.75

		Total Debits	\$1,569.16	
		Total Deposits		\$295.73
10/21/2020	Balance as of 10-21-2020			\$7,400.75

Membership -227

Total Memberships added (10)

Next Meeting – Nov 18th, 2020.

Patty Peritz, Acting Secretary