



## TALL PINES CONDOMINIUM ASSOCIATION, INC.

### Minutes of March 13th, 2024 Board Meeting

#### **CALL TO ORDER – 6:00 P.M. at the Clubhouse**

##### **1. ROLL CALL**

President, Mary Ann Bennett – present  
VP & Secretary, Debbie Teti – present  
Treasurer, Patty Formosa – present  
Amy Wagner – At Large - present  
Elizabeth Sweeney – LCM Property Manager – present

##### **2. OPEN FORUM**

- A. The Jeffco Animal Control officers were guests. They were there to talk about dog waste and other dog-related information. Several dog owners participated in questions and comments. The registration for dogs is online, easy to do, takes little time, and costs \$20, which goes to Foothills Animal Shelter. They gave the Board some insight as to what we can call Animal Control for and what the consequences are for dog owners who are in violation of Jeffco rules as well as flagrant dog/dog-owner actions on the property. They also gave Tall Pines some free dog bags for our use.
- B. There was a question concerning homeowner's insurance and how to proceed with a notification that was received.
- C. A question was posed as to when we would be doing something about the tennis court. The answer is simple. It is on the list, but not the priority at the present time.
- D. Another homeowner was wondering why we could not have Airbnb's on the property. The minimum lease time for all rental units is 3 months.

##### **3. APPROVAL OF MINUTES**

- A. The Minutes for the January 10th, 2024 Board meeting were approved.

##### **4. FINANCIAL REPORT – as of February 29, 2024**

- A. Total - \$267,825.22
- B. Operating - \$73,282.23
- C. Reserves - \$194,542.99

##### **5. MANAGER REPORT**

- A. Rocky Mountain Steel (RMS) has completed the excavation for the ground surrounding the units that had water seeping into their basements. A couple of follow up items need to be resolved.

##### **6. EVENT REPORT**

- A. The annual Pancake breakfast will be held on Saturday, April 6<sup>th</sup> from 9:00 AM – 11:00 AM. It is posted on our website and posters will be at the mail kiosk.
- B. The Yard Sale will be held in June. The date will be determined later.

##### **7. OLD BUSINESS**

- A. No news yet on the possibility of Tall Pines obtaining another grant pertaining to crime prevention.

**8. NEW BUSINESS**

- A. Woodpeckers are ready for their spring fling! Notify Elizabeth at LCM if you see them pecking holes on the buildings. We have placed some deterrent items on the buildings most affected to help with that problem.
- B. The Board has approved a Water Leak Policy for residents to be written by our attorneys. The cost is \$495 and will clear up confusion as to who is responsible for what when there are leaks.
- C. The May 10<sup>th</sup> Board meeting has been changed to **MAY 22, 2024** at 6:00 PM.
- D. The Board has changed landscape companies, and we now are using Brightview Landscaping.

**9. ADJOURNMENT** – The regular Board meeting was dismissed at 6:40 PM and immediately went into Executive Session.

**10. EXECUTIVE SESSION** – This session was held for the purpose of discussing delinquent accounts. Also there was discussion with a resident about a leak into her unit and who should pay.

Adjournment – 7:00 PM

**NEXT MEETING** – May 22, 2024 6:00 PM at the clubhouse. Please NOTE DATE CHANGE.

Submitted by Debbie Teti, Secretary