

PINERIDGE HOMEOWNERS ASSOCIATION  
MINUTES of February 28, 2023

A properly scheduled meeting of the Pineridge Homeowners Association was held on Tuesday, February 28, 2023 by Zoom. President John Adam called the meeting to order at 7:05 pm. Board members present were: John Adam, President; Ellen Hanson, Treasurer; Maggi Markey, Secretary; and Carol Langley, member-at-large. The minutes of December 20, 2022 having been reviewed by Board member were accepted.

A brief Open Forum for homeowners was held.

The December 20, 2022 annual meeting of the Pineridge Homeowners Association was challenged by Jerry Golebiewski who claimed that the budget could not be adopted because there was not a quorum at the Zoom meeting that evening. It was initially assumed that Jerry Golebiewski was correct and that the budget could not be adopted at a meeting at which there was not a quorum. However, further research on the matter establishes that this is not the case. The Declarations for Pineridge and the Colorado Common Interest Ownership Act which controls HOAs states that "...unless at that meeting Owners to whom are allocated a majority of the votes in the association, vote to reject the proposed budget, the proposed budget will be ratified whether or not a quorum is present." CCIOA Section 38-33.3-303(4a). This provision was added to CCIOA in 2018.

The Pineridge Board decided to hold this meeting to reassure homeowners that the budget had been properly adopted and to also provide information on fire mitigation efforts that needed to be undertaken to protect Pineridge. Selena Silva, Risk Specialist for the South Metro Fire District, addressed the meeting and discussed measures that homeowners should undertake to prepare for the possibility of a fire and mitigation measures that should be undertaken on the common property of the Association.

Following Ms Silva's presentation, the Board and homeowners discussed fire mitigation actions to be undertaken this Spring. A second vote was taken on the budget which again passed unanimously.

The meeting adjourned at 8:00 pm.

Maggi Markey, Secretary

