

# THE PHEASANT VIEW ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Wednesday, February 13, 2019  
Chamber of Commerce – Adams Bank  
8308 Colorado Blvd.  
Firestone, CO 80504  
At 6:00 pm

**Call to Order:** 6:15pm By Toni Grant.

**Roll Call:** Roni Dockweiler, Mary Montes (proxy), Jesse Mercado

Managers: Toni Grant, Katie Morikawa, Cornerstone Property Resources.  
Guests: Jerry Wright.

## **Approval of Board of Directors Meeting Minutes. August 14, 2018:**

Jesse Mercado motioned to approve the August 14, 2018 meeting minutes, and the minutes were approved unanimously.

## **Manager Reports:**

- Review December 31, 2018, Financial Statement were reviewed and accepted.
  - Review delinquent accounts: Delinquent accounts reviewed. Roni Dockweiler motioned to approve the write-off of \$6,200.00 to bad debt in 2018. The motion was approved unanimously.
  - Losses were attributed to \$3,400.00 sprinkler repair, \$1,200.00 Insurance increase, and \$6,200.00 bad debt.
- January 31, 2019 Financial Reports were reviewed and accepted.

## **Old Business:**

- Tree Care – A-1 Arbor Care; The Board is deciding on treatment for fireblight vs. removal of trees. Jesse Mercado will examine the three trees in question on 608 4<sup>th</sup> St., 601 5<sup>th</sup> St., and the corner of 609\611 5<sup>th</sup> St. and email Cornerstone and the Board with his assessment.

Mailing Address:  
P O Box 30  
Frederick, CO 80530

c/o Cornerstone Property Resources  
303.997.3103  
[info@cpmanagers.com](mailto:info@cpmanagers.com)  
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Office Location:  
8310 Colorado Blvd., Suite 650  
Firestone, CO 80504

- Hail Storm Repairs: The Board discussed the individual assessment due date of February 28, 2019. Cornerstone to send account statement to owner
  - Board members to email their final three paint and shingle color selects to Cornerstone. Cornerstone to provide samples of selections at the Annual Meeting for owners to vote on.
  - Cornerstone to provide funding breakdown and options for repairs and improvements to present to owner at the Annual Meeting.

**New Business**

- Landscape Proposals were reviewed. Jesse Mercado motioned to approve the contract with Longs Peak, the proposal was approved unanimously.
- 2018 Tax Return: The option of changing CPA was discussed. The Board agreed to continue using Mueller Pye.
- Insurance Renewal: Documents have been submitted. Expect quotes, mid to late March. Discussed problems with changing providers prior to claim repairs being completed.
- Annual Meeting: Will be held March 05, 2019 at Carbon Valley Library
  - Cornerstone to mail Annual Meeting & Disclosures. Notice to owners by the 20<sup>th</sup>.

**Next Board Meeting:** To be Determined

**Adjournment** at 7:45pm

These Meeting Minutes were Approved on \_\_\_\_\_.

Attested to by: \_\_\_\_\_

President – Roni Dockweiller

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