

**PECOS PLACE CONDOMINIUMS  
RECORD OF PROCEEDINGS – April 27, 2022**

Pecos Place Condominiums Board of Directors was held virtually through Zoom Meetings, the following Directors were present as indicated:

President – Michael Ross	Present
Vice President – James Olona	Present
Treasurer – Darrin Levy	Present
Secretary – George Blea	Present
Director At Large – Irene O’Brien	Absent
Director At Large – Victoria Mendoza	Present

Also present was The Manager, TinaMarie Luna CMCA, representing PMI Denver Metro

**Call to Order**

The meeting was called to order at 6:43pm

**Approval of Minutes**

- The minutes from the previous meeting held March 16th, 2022. *No quorum, no business conducted.* Board of Directors Meeting rescheduled for April 27, 2022

**Financial Report -** TinaMarie presented the financial reports for the end of the month April 2022.

- Beginning Balance – Operating Account: \$41,244.47
- Total Disbursements: - \$9,789.26
- Total Reserve: - \$274,329.91
- Delinquencies were \$350.00

**New Business**

**Retention Pond Repairs (Requested) Adams County -**

1. Fixing the wooden fence along the north edge of the pond
2. Closing the opening with a wooden fence at the NE corner of the pond.
3. Picking up trash around the wire/wood fence, and some trash inside the pond (not much)
4. Removing broken trees inside the pond and along the fire lane.
5. Removing small trees 1- or 2-inch caliper before they are too big inside the pond.
6. Removing vegetation around the concrete pipe inside the pond.
7. Mowing the top area of the pond twice a year (remove grass clippings)
8. Mowing the pond’s slope later this fall, it is ok to leave this area taller (remove grass clippings)

Note that eventually the pond will need to be dredged to remove cattails and re-establish soil infiltration. *Waiting on a bid from Emerald Isle.*

- **Landscaping** – The Board of Directors has requested an onsite meeting/walk with the Tommy (Emerald Isle). The HOA Community Manager arranged and walked the property with Tommy and discussed the landscaping issues.
- **Repair Banister** – The Board of Directors has requested the community manager to have the community maintenance/vendor repair the stair banister in building located at 5295 Quivas Street. **Rich Montoya is scheduled to make those repairs**

**Adjourn.** There being no further items to consider, the meeting adjourned at 8:03 pm. The next meeting will be on April 25, 2022, at 6:00 pm