September 23,2025

Dear Neighbors.

I hope your summer has been filled with joy and relaxation! There have been some exciting changes to our board. Lester is President, Barry is Vice President. Susan has been appointed as our Secretary, and John will be our Treasurer. We still have one spot open, so if anyone is interested in joining us, please let us know.

Deana has been an invaluable member of our board since homeowners were allowed to join. She's been with us for an incredible 26 years, making countless contributions to our neighborhood. Even though she's no longer an active member, her vast knowledge of the board since its inception will be a precious asset to us. Deana will also continue to serve on the ARC. We want to express our deepest gratitude to Deana for all her dedication and hard work.

I've attached the updated budget for your review. You'll notice a significant increase in the budget. We've tried to keep the annual dues reasonable and only increase them when absolutely necessary.

The landscaping along 92nd avenue is about 26 years old, and there have been some maintenance costs over the years. This year, we had to trim the dead branches from the ash trees and treat them. It's the first time we've had to do any maintenance on them. The trimming cost $800, and the treatment cost $658, which needs to be done every other year.

We've also tried to reduce water usage. We tested reducing the time for each sprinkler station to 20 minutes, which saved a lot of water. However, the grass really needed more water during the hot summer, so we 5 minutes per station, which is still 10 minutes less than last year. This saved some money this year which will allow us to move some money from the Water budget to legal expenses.

There was also a 10% increase in the insurance this year. Last year, Deana informed everyone about the update that the lawyers were working on for our covenants to get them up to date. The total bill for that was $3.115.00. The last time we had this done was 7 years ago, so it took a lot of time. After discussing it with Marty Long our Attorney he recommended that we do this annually since the state legislature keeps adding bills that affect HOAs. He suggested we budget 3 to 4 hours and have it done each year.

All the new policies and the amendment to the By Laws are on the website https://pinnaclehoa.yolasite.com/ for you to review. If you don't have internet access, please call or text John at 303-427-3785, and he can provide a hard copy for you.

We also need to make sure all of our home owner information is current and up to date. Can you please text or email John your current contact information, this includes your current email address cell phone number and land line if you have one. Please indicate if the phone number you provide is a cell phone that can receive texts and your preferred method of communication.
John
C-303-427-3785 Text Preferred
E-mail jdcaine@mac.com

Thank you for keeping the neighborhood in such good shape.

The Pinnacle HOA Board

Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Agenda for 2025 Pinnacle HOA Annual Meeting

Wednesday, October 8, 2025 6PM~7PM

Location:Ruben & Sue's 9108 Winona Court

1. Approval of Annual Meeting Minutes 2024
2. Financial Report
3. Discussion on proposed 2026 Budget
4. Board Nominations
5. Collection and counting of Ballots
6. Architectural Review Committee
7. Discussion of Old Business
8. Discussion of New Business

If you cannot attend the meeting please deliver your ballot to any Board Member or give a proxy to someone who will be attending the meeting.

If you are planning on using Alpha Omega Lanscapers (AOL) for your snow removal you can put your competent form in the same envelope as your ballot or you can give it to John and he will give all that information to AOL.

Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting 2024

Because of Covid-19 the Home Owners were asked to take a phone vote on having an in person meeting or conducting business through the Annual Meeting packet. The Home Owners voted not to have an in person meeting.

The Annual Packet included:

- **2023 Annual Meeting Minutes**
- **2025 Proposed Budget (Remained the same)**
- **2024 Balance Sheet YTD**
- **2024 Architectural Report YTD**
- **2024 Ballot**
- **Self Addressed Envelope**

A total of 23 ballots were returned.

20 Approved Budget
19 Approved Minutes
21 Approved Dean. to remain on the Board
19 Approved Lester. to be on the Board
21 Approved Barry. to remain on the Board

Proposed 2026 Budget Pinnacle HOA			
6000 Travel & Meeting			
	6030 Public Relations	$	50.00
	Total:	$	50.00
6300 Consulting Service			
	6330 Legal Fees	$	1,200.00
	6350 Snow Removal	$	1,210.00
	6360 Landscaping	$	3,080.00
	Total:	$	5,490.00
6400 Office Supplies		$	50.00
6420 Postage		$	75.00
6440 Books, Subscriptions			
6430 Printing & Copying		$	75.00
6460 Rental Expenses		$	75.00
	Total:	$	275.00
6470 Utilities			
	6471 Water	$	2,250.00
	Total:	$	2,250.00
6600 Repair/Maint			
	6620 R/M Fence		
	Total:	$	-0
6700 Misc Exp			
	6720 Insurance	$	1,320.00
	6760 Contingency Provisions	$	390.00
	6790 Other Expenses	$	250.00
	Total:	$	1,960.00
7000 Taxes & Other Expenses			
	7040 Taxes	$	55.00
	Total:	$	55.00
	Total Budget	$	10,080.00
	2026 Dues/Unit		$360.00

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of September 12, 2025

	Sep 12, '25
ASSETS	
Current Assets	
Checking/Savings	
1000 — Bnk Checkg. Acct.	
1016 — 1ST Bank of Boulder	9,029.62
1017/11 — Balance - Reserves for Asse...	50.00
1000 — Bnk Checkg. Acct. - Other	7,105.89
Total 1000 — Bnk Checkg. Acct.	16,185.51
1010 — Savings Acct.	
1011 — Reserve for Fence & Irrigation	3,700.96
1012 — Reserve for Snow removal	944.68
1013 — Reserve for Legal expenses	948.31
1014 — Reserve for Contingency	1,166.17
1015 — Reserves for Capital Purchases	793.25
1017 — Reserves for unpaid Assessme...	1,539.69
Total 1010 — Savings Acct.	9,093.06
Total Checking/Savings	25,278.57
Total Current Assets	25,278.57
TOTAL ASSETS	25,278.57
LIABILITIES & EQUITY	
Equity	
32000 — Unrestricted Net Assets	14,793.73
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,001.82
Net Income	-1,222.71
Total Equity	25,278.57
TOTAL LIABILITIES & EQUITY	25,278.57

2025 BALLOT FOR
THE PINNACLE HOMEOWNERS ASSOCIATION

1) **2026 Budget as proposed** Approved _____Not Approved _____
2) **2024 Annual Meeting Minutes** Approved _____ Not Approved ____
3) **Board Candidate** John C. _____ Other _____
4) ***Amendment To The Bylaws of The Pinnacle HOA Inc**.
   Approve_____ Not Approve _____*
5) ****Annual Meeting** Zoom_____ In Person _____
   If you vote for "(In Person) Select one Library Location
   College Hill 3705 W. 112th _____Irving Street 7392 Irving St. _____

The ballot must be put into the small envelope with your address on it. By law we must keep addressed envelopes until the current meeting minutes are approved next year. Please bring your ballot to the annual meeting, or give it to John at 9068, Sue at 9108, Barry at 9048 or Lester at 9009 if you are not coming to the meeting.

PLEASE DON NOT SIGN THIS BALLOT FORM.

---------- Cut ----------

*The homeowners must vote to approve the Amendment to the Bylaws of the Pinnacle HOA Inc. This document along with New Policy Documents are currently on the web site under the button 2025 Policy & Procedure Update. You can either read them online or download the document and read it on your computer or print it out.
https://pinnaclehoa.yolasite.com/

If you don't have access to a computer you can text or call John at 303-427-3785 I can provide you with a print out the the Amendment and all of the new Policies.
Please be sure to at least read the Policy Statement for Collections and Enforcement. Key note the late fee for Past Due association dues is now $75.00.

**Vote for annual meeting on Zoom or in person. If in person choose one of the library locations.

Pinnacle HOA 2025 ARC Report

9068 Winona Court

Approve request to replace window. Exterior color approved.

9118 Winona Court

Approved request too install window inserts in garage door.
Color did not change.

9008 Winona Court

Approved request to replace wood fence, replace tie wall with concrete blocks, install 3 ft sidewalk and increase size of concrete sidewalks and slab on side and back of the house.

9048 Winona Court

Approved addition of rocks in the front yard.

Please Note:

We received a request to move a mailbox closer to the house. This is not a power the ARC has. Placement and style of mailboxes are designated by the Untied States Post Office. The ARC does need to approve any change to mailboxes a homeowner makes to ensure it coincides with other mailboxes already installed.

Request for Alpha Omega Landscapers (720)-421-1015) to do snow removal for 2025/2026 season.
Standard snow removal cost:
2”-4” $45.00
4”-6” $60.00
6”-8” $75.00
8”-12”+ Blizzard Storms $105.00+Depending on the equipment required to clear the snow.
Alpha Omega sends out their invoices via e-mail. If you don’t have an email address please check the box to have the invoice sent to John and he will bring the invoice to you.

Name: _____
Street Address: _____
Phone: _____
Email: _____ Send toJohn: ☐
Customer
Signature:_____Date:_____

Please Return this form with your ballot if you want snow removal.