Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting October 9, 2014

Board Members Present: Deana, Helen, John, Mary

Homeowner Guests: None

Agenda:
- Presentation by Michael Cummins Planning Manager City of Westminster..
- Review and approve 2013 Annual meeting minutes.
- Financial Report review.
- Discussion of 2015 proposed budget
- Board Nominations
- Collection and counting of Ballots
- Architectural Review Committee
- Discussion Old Business
- Discussion of New Business
-

Old Business:
- None

New Business
- The meeting was called to order and Michael Cummins gave a presentation of new construction projects in the City of Westminster. with topics ranging from the new rail station to the redevelopment of the Old Westminster Mall.
- The 2013 Annual Meeting Minutes were approved by a voice vote of the homeowners present.
- John gave a review of the status of the 2014 budget through September 2014;
- There were no questions on the proposed 2015 budget, which stayed the same as the 2014 budget.
- There were no new nominations from the floor for the Board. The ballots were collected and counted.
- Vern gave a presentation the various requests from the ARC.
- There was no old business.
- There was discussion on a homeowner directing their gutters to drain into their drive way. as long as it didn't violate any city codes it was decided it would be ok. A homeowner requested to receive a copy of the Profit & Loss Budget vs. Actual through September in the mailing for the Annual Meeting.
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Assignments:
- John will provide the proper accounting information for the September mailing.

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2014

	Jan - Dec '14
Income	
5220 — Assessments & Dues	7,840.00
5300 — Interest Income	10.67
5400 — Covenant Fee - Misc. Income	230.00
Total Income	8,080.67
Expense	
6000 — Travel & Meeting Expenses	2.71
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	530.00
6360 — Cons. - Services - Landsca...	2,850.50
Total 6300 — Professional Fees	3,380.50
6400 — Office Expenses	
6420 — Postage and Delivery	56.78
6430 — Printing and Reproduction	29.63
6460 — Rental Expenses	37.50
Total 6400 — Office Expenses	123.91
6470 — Utilities	
6471 — Water for Common Areas	1,499.45
Total 6470 — Utilities	1,499.45
6700 — Misc. - Expenses	
6720 — Insurance Expense	625.00
Total 6700 — Misc. - Expenses	625.00
7000 — Taxes & Fees - Organization	
7010 — Other Fees	58.39
Total 7000 — Taxes & Fees - Organiz...	58.39
Total Expense	5,689.96
Net Income	2,390.71

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2014

	Dec 31, '14
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
Total 1000 — Bnk Checkg. Acct.	9,079.62
1010 — Savings Acct. - CD's	
1011 — Reserve for Fence & Irrigation	3,485.70
1012 — Reserve for Snow removal	890.72
1013 — Reserve for Legal expenses	890.72
1014 — Reserve for Contingency	1,102.32
1015 — Reserves for Capital Purchases	747.83
1017 — Reserves for unpaid Assessme...	1,450.09
Total 1010 — Savings Acct. - CD's	8,567.38
Total Checking/Savings	17,647.00
Total Current Assets	17,647.00
TOTAL ASSETS	17,647.00
LIABILITIES & EQUITY	
Equity	
32000 — Unrestricted Net Assets	2,873.74
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,676.82
Net Income	2,390.71
Total Equity	17,647.00
TOTAL LIABILITIES & EQUITY	17,647.00

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ACCOUNT NUMBER	XXX-XXX-4594
STATEMENT DATE	12-29-2014
INTEREST EARNED THIS YEAR	N/A

6500 0100 FD RP 29 12302014 NNNNNN 01 000877 0002
PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT SUMMARY -- CHECKING ACCOUNT - SAFEKEEPING

CLOSING BALANCE FROM PREVIOUS STATEMENT.....	DATE:	11-25-2014	9,594.04
0 DEPOSITS AND OTHER ADDITIONS TOTALING.....			0.00+
3 CHECKS AND OTHER WITHDRAWALS TOTALING.....			514.42-
CLOSING BALANCE FOR THIS STATEMENT.....	DATE:	12-29-2014	9,079.62

MINIMUM BALANCE OF 9,079.62 ON.... 12-19-2014

CHECKS AND OTHER WITHDRAWALS

* SHOWS BREAK IN CHECK NUMBER # SHOWS NOT MACHINE READABLE

CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE
1490	12.20	12-11	1491	62.22	12-10	1492	440.00	12-19

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11-26	9,594.04	12-11	9,519.62	12-19	9,079.62
12-10	9,531.82				

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	9,408
AVERAGE COLLECTED BALANCE	9,408

ACTIVITY CHARGES

NUMBER	DESCRIPTION	COST	CHARGE	
3	DEBITS	.20	.60	WAIVED
	TOTAL ACTIVITY CHARGES		**.00**	

HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. But if we make a mistake, or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer representatives at 303-231-2000 (outside metro Denver: 1-800-230-1060) with any question or complaint. We will do our best to solve your problem. If our service was especially good, we'd like to hear about that too. We welcome any suggestions you might have about new products or ways we could improve our service to you. Thank you for banking with us!

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ACCOUNT NUMBER	XXX-XXX-0198
STATEMENT DATE	12-02-2014
INTEREST PAID THIS YEAR	10.67
MATURITY DATE	06-02-2015

6500 0250 FD RP 02 12032014 NNNNNN 01 000067 0001
PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT SUMMARY -- 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT..... DATE:	6-03-2014	8,563.11
1 DEPOSITS AND OTHER ADDITIONS TOTALING.....		4.27+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING.....		0.00-
CLOSING BALANCE FOR THIS STATEMENT..... DATE:	12-02-2014	8,567.38

NUMBER OF DAYS IN PERIOD.....	182
INTEREST EARNED.....	4.27
ANNUAL PERCENTAGE YIELD EARNED.....	0.10%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12-02	4.27+	INTEREST THROUGH 12-01-2014	8,567.38

RATE DISCLOSURE -- RATE FIXED FOR THE TERM OF THE ACCOUNT — APY = ANNUAL PERCENTAGE YIELD

EFFECTIVE DATES	6/03 THROUGH 12/01	INTEREST RATE 0.10%	APY 0.10%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.10% WITH AN ANNUAL PERCENTAGE YIELD OF 0.10% UNLESS WE ARE OTHERWISE DIRECTED.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

Telephone us at the number shown, or write us at the address shown at the beginning of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number. (2) Describe the error or transfer you are unsure about, and explain as best you can why you believe there is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

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