Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting October 8, 2015

Board Members Present: Deana, John

Homeowner Guests: None

Agenda:
- Presentation by Michael Cummins Planning Manager City of Westminster..
- Review and approve 2014 Annual meeting minutes.
- Financial Report review.
- Discussion of 2016 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 and the Geothermal project at City Hall.
- The 2014 Annual Meeting Minutes were approved by a voice vote of the homeowners present.
- John gave a review of the status of the 2015 budget through September 2015;
- There were no questions on the proposed 2016 budget, which stayed the same as the 2015 budget.
- There were no new nominations from the floor for the Board. Sandy was introduced to the home owners as the Candidate on the Ballot. The ballots were collected and counted. The budget was passed with 15 votes and Sandy was elected.with 12. One vote each for Gill, Sandy and Donald Trump.
- Dave gave a presentation the various requests from the ARC.
- There was no old business.
- There was discussion about sending out a balance sheet with the HOA Annual Meeting info instead of the Profit and Loss Budget vs. Actual document sent out this year.
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Assignments:
- John will email a copy of the current balance sheet to Ruben and Sue.

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2015

	Jan - Dec '15
Income	
5220 — Assessments & Dues	7,840.00
5300 — Interest Income	6.41
5400 — Covenant Fee - Misc. Income	30.00
Total Income	7,876.41
Expense	
6030 — Public Relation	44.80
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	980.00
6360 — Cons. - Services - Landsca...	2,184.32
Total 6300 — Professional Fees	3,164.32
6400 — Office Expenses	
6410 — Office Supplies	221.19
6420 — Postage and Delivery	61.74
6430 — Printing and Reproduction	7.15
6460 — Rental Expenses	37.50
Total 6400 — Office Expenses	327.58
6470 — Utilities	
6471 — Water for Common Areas	1,875.63
Total 6470 — Utilities	1,875.63
6700 — Misc. - Expenses	
6720 — Insurance Expense	625.00
Total 6700 — Misc. - Expenses	625.00
7000 — Taxes & Fees - Organization	38.39
Total Expense	6,075.72
Net Income	1,800.69

Pinnacle Homeowners Association Inc.
Balance Sheet Standard
As of December 31, 2015

	Dec 31, '15
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	2,074.28
Total 1000 — Bnk Checkg. Acct.	11,153.90
1010 — Savings Acct. - CD's	
1011 — Reserve for Fence & Irrigation	3,488.31
1012 — Reserve for Snow removal	891.38
1013 — Reserve for Legal expenses	891.38
1014 — Reserve for Contingency	1,103.15
1015 — Reserves for Capital Purchases	748.39
1017 — Reserves for unpaid Assessme...	1,451.18
Total 1010 — Savings Acct. - CD's	8,573.79
Total Checking/Savings	19,727.69
Total Current Assets	19,727.69
TOTAL ASSETS	19,727.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 — Accounts Payable	280.00
Total Accounts Payable	280.00
Total Current Liabilities	280.00
Total Liabilities	280.00
Equity	
32000 — Unrestricted Net Assets	5,264.45
C300 — Opening Balance Equity	9,705.73
C301 — Unrestricted (Retained Earnings	2,676.82
Net Income	1,800.69
Total Equity	19,447.69
TOTAL LIABILITIES & EQUITY	19,727.69

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LAKEWOOD CO 80215-0097

24-Hour Customer Service: 1-800-964-3444
New Account or Loan: 1-877-933-9800
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-4594
STATEMENT DATE	12-29-2015
INTEREST EARNED THIS YEAR	N/A

6500 0100 FJ RP 29 12302015 NNNNNN 01 001536 0008
PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT SUMMARY -- CHECKING ACCOUNT - SAFEKEEPING

CLOSING BALANCE FROM PREVIOUS STATEMENT.....	DATE:	11-25-2015	11,757.38
0 DEPOSITS AND OTHER ADDITIONS TOTALING.....			0.00+
2 CHECKS AND OTHER WITHDRAWALS TOTALING.....			603.48-
CLOSING BALANCE FOR THIS STATEMENT.....	DATE:	12-29-2015	11,153.90

MINIMUM BALANCE OF 11,153.90 ON.... 12-08-2015

CHECKS AND OTHER WITHDRAWALS

* SHOWS BREAK IN CHECK NUMBER # SHOWS NOT MACHINE READABLE

CHECK#.....AMOUNT...DATE	CHECK#.....AMOUNT...DATE	CHECK#.....AMOUNT...DATE
1514 590.00 12-02		

CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS

CHECK#....DATE.....AMOUNT..DESCRIPTION			
1515	12-08	13.48	CHECKPAYMT Westminister

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
11-27 11,757.38	12-02 11,167.38	12-08 11,153.90

SPECIAL MESSAGES AND IMPORTANT NOTICES

Effective March 1, 2016, the following fee changes will take effect: $12 for deposited item returned unpaid; $30 for collection item (routine); $75 for foreign collection item.

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	11,262
AVERAGE COLLECTED BALANCE	11,262

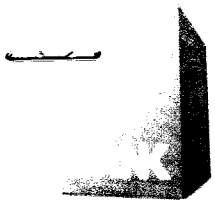
ACTIVITY CHARGES

NUMBER	DESCRIPTION	COST	CHARGE	
1	DEBIT	.20	.20	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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LAKEWOOD CO 80215-0097

24-Hour Customer Service: 1-800-964-3444
New Account or Loan: 1-877-933-9800
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-0198
STATEMENT DATE	12-01-2015
INTEREST PAID THIS YEAR	6.41
MATURITY DATE	05-31-2016

6500 0250 FJ RP 01 12022015 NNNNNN 01 000055 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:	6-02-2015	8,571.65
1 DEPOSITS AND OTHER ADDITIONS TOTALING.....			2.14+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING.....			0.00-
CLOSING BALANCE FOR THIS STATEMENT.....	DATE:	12-01-2015	8,573.79

NUMBER OF DAYS IN PERIOD.....	182
INTEREST EARNED.....	2.14
ANNUAL PERCENTAGE YIELD EARNED.....	0.05%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12-01	2.14+	INTEREST THROUGH 11-30-2015	8,573.79

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

EFFECTIVE DATES	6/02 THROUGH 11/30	INTEREST RATE 0.05%	APY 0.05%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.05% WITH AN ANNUAL PERCENTAGE YIELD OF 0.05% 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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