Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting October 11, 2018

Board Members Present: Deana, John, Helen, Sandy

Homeowner Guests: None

Agenda:
- Presentation by John Burke Senior Heath Klein and John McConnell
- Review and approve 2018 Annual meeting minutes.
- Financial Report review.
- Discussion of 2019 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 city an update on the New Downtown project and the various construction projects in the area.
- The meeting was called to order,
- The 2017 Annual Meeting Minutes were approved by a voice vote of the homeowners present.
- John gave a review of the status of the 2018 budget through September 2018 and advised the homeowners present that the reason for the $10.00 increase proposed for 2019 was because of the increase in Westminster water.
- There were no questions on the proposed 2019 budget.
- There were no new nominations from the floor for the Board. The ballots were collected and counted. The Proposed 2019 Budget passed and Deana and Helen were voted to remain on the Board.
- Vern gave a presentation on the various requests from the ARC for 2018
- There was no old business.
- There was no new business.
-

Assignments:
- There were no new assignment.

Pinnacle Homeowners Association Inc.
Profit and Loss Standard
January through December 2018

	Jan - Dec '18
Income	
5220 — Assessments & Dues	8,400.00
5300 — Interest Income	14.99
5400 — Covenant Fee - Misc. Income	210.00
Total Income	8,624.99
Expense	
6030 — Public Relation	21.05
6300 — Professional Fees	
6350 — Cons. Services - Snow Re...	480.00
6360 — Cons. - Services - Landsca...	2,174.00
Total 6300 — Professional Fees	2,654.00
6400 — Office Expenses	
6410 — Office Supplies	99.95
6420 — Postage and Delivery	50.00
6430 — Printing and Reproduction	7.95
6460 — Rental Expenses	0.00
Total 6400 — Office Expenses	157.90
6470 — Utilities	
6471 — Water for Common Areas	2,719.10
Total 6470 — Utilities	2,719.10
6700 — Misc. - Expenses	
6720 — Insurance Expense	656.00
Total 6700 — Misc. - Expenses	656.00
7000 — Taxes & Fees - Organization	30.00
Total Expense	6,238.05
Net Income	2,386.94

Pinnacle Homeowners Association Inc.
Trial Balance
As of December 31, 2018

	Dec 31, '18	
	Debit	Credit
1000 — Bnk Checkg. Acct.	5,817.55	
1000 — Bnk Checkg. Acct.:1016 — 1ST Bank of Boulder	9,029.62	
1000 — Bnk Checkg. Acct.:1017/11 — Balance - Reserves for As...	50.00	
1010 — Savings Acct. - CD's:1011 — Reserve for Fence & Irrigat...	3,497.89	
1010 — Savings Acct. - CD's:1012 — Reserve for Snow removal	893.80	
1010 — Savings Acct. - CD's:1013 — Reserve for Legal expenses	893.80	
1010 — Savings Acct. - CD's:1014 — Reserve for Contingency	1,106.20	
1010 — Savings Acct. - CD's:1015 — Reserves for Capital Purch...	750.45	
1010 — Savings Acct. - CD's:1017 — Reserves for unpaid Asses...	1,455.20	
2000 — Accounts Receivable	0.00	
1200 — Undeposited Funds	0.00	
12000 — *Undeposited Funds	0.00	
20000 — Accounts Payable		410.00
32000 — Unrestricted Net Assets		8,315.02
C300 — Opening Balance Equity		9,705.73
C301 — Unrestricted (Retained Earnings		2,676.82
5220 — Assessments & Dues		8,400.00
5300 — Interest Income		14.99
5400 — Covenant Fee - Misc. Income		210.00
6030 — Public Relation	21.05	
6300 — Professional Fees:6350 — Cons. Services - Snow Rem...	480.00	
6300 — Professional Fees:6360 — Cons. - Services - Landscapi...	2,174.00	
6400 — Office Expenses:6410 — Office Supplies	99.95	
6400 — Office Expenses:6420 — Postage and Delivery	50.00	
6400 — Office Expenses:6430 — Printing and Reproduction	7.95	
6400 — Office Expenses:6460 — Rental Expenses	0.00	
6470 — Utilities:6471 — Water for Common Areas	2,719.10	
6700 — Misc. - Expenses:6720 — Insurance Expense	656.00	
7000 — Taxes & Fees - Organization	30.00	
TOTAL	29,732.56	29,732.56

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

24-Hour Customer Service: 303-237-5000
or 800-964-3444 outside Denver Metro
New Account or Loan: 303-238-9000
or 877-933-9800 outside Denver Metro
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-4594
STATEMENT DATE	12-27-2018
INTEREST EARNED THIS YEAR	N/A

PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT SUMMARY - - CHECKING ACCOUNT - SAFEKEEPING

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 11-28-2018	14,933.28
0 DEPOSITS AND OTHER ADDITIONS TOTALING		.00+
1 CHECKS AND OTHER WITHDRAWALS TOTALING		15.06-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-27-2018	14,918.22

MINIMUM BALANCE OF 14,918.22 ON..... 12-20-2018

CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

NO CHECKS WITH SERIAL NUMBERS THIS CYCLE

CHECKS CONVERTED TO ELECTRONIC TRANSACTIONS

CHECK#	DATE	AMOUNT	DESCRIPTION
1575	12 - 20	15.06	CHECKPAYMT WESTMINISTER

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
11 - 29	14,933.28	12 - 20	14,918.22		

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	14,929
AVERAGE COLLECTED BALANCE	14,929

ACTIVITY CHARGES

ACTIVITY NUMBER	DESCRIPTION	COST	CHARGE
	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	11-27-2018
INTEREST PAID THIS YEAR	14.99
MATURITY DATE	5-28-2019

ACCOUNT SUMMARY - - 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 5-29-2018	8,588.77
1 DEPOSITS AND OTHER ADDITIONS TOTALING		8.57+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 11-27-2018	8,597.34

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	8.57
ANNUAL PERCENTAGE YIELD EARNED	.20%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
11 - 27	8.57+	INTEREST THROUGH 11-26-2018	8,597.34

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

EFFECTIVE DATES 05 - 29 THROUGH 11 - 26 INTEREST RATE .200% APY 0.20%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 1.00% WITH AN ANNUAL PERCENTAGE YIELD OF 1.00% UNLESS WE ARE OTHERWISE DIRECTED.

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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 the 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.