Pinnacle
Homeowner's Association
Westminster, Colorado 80031

Pinnacle HOA Annual Meeting October 3, 2013

Board Members Present: Deana, Helen, John, Mary, Shirley

Agenda:
- Presentation by John Carpenter, City of Westminster Director of the Westminster Department of Community.
- Approve 2012 Annual Meeting Minutes
- Financial Report
- Discussion of 2014 Proposed Budget
- Board Nominations
- Collection and Counting of Ballots
- Architectural Review Committee
- Discussion of Old Business
- Discussion of New Business

Minutes from the Meeting
- The meeting was called to order and John Carpenter gave a presentation of 8 items that could affect Pinnacle residents, ranging from road construction to plans for the redevelopment of the Old Westminster Mall area.
- The 2012 Annual Meeting Minutes were approved by a voice vote of the homeowners present.
- John gave a review of the status of the 2013 budget through Sept. 2013.
- There were no questions on the proposed budget for 2014 as there was no change from the 2013 budget.
- There were no new nominations from the floor for the Board. The ballots were collected and counted.
- Vern gave a presentation from the Architectural Review Committee.
- There was no old business from the last meeting.
- There was no new business presented for discussion.
- A report of the vote count was given by Earl and the budget passed and Helen and Deana were re-elected to the board.

Assignments: There were no new assignments**.**

Proposed 2014 Budget Pinnacle HOA

6000 Travel & Meeting		
	6030 Public Relations	$50.00
	Total:	**$50.00**
6300 Consulting Service		
	6330 Legal Fees	$200.00
	6350 Snow Removal	$1,000.00
	6360 Landscaping	$2,500.00
	Total:	**$3,700.00**
6400 Office Supplies		$50.00
6420 Postage		$50.00
6440 Books, Subscriptions		
6430 Printing & Copying		$75.00
6460 Rental Expenses		$75.00
	Total:	**$250.00**
6470 Utilities		
	6471 Water	$2,000.00
	Total:	**$2,000.00**
6600 Repair/Maint		
	6620 R/M Fence	
	Total:	$-
6700 Misc Exp		
	6720 Insurance	$700.00
	6760 Contingeny Provisions	$834.96
	6790 Other Expenses	$250.00
	Total:	**$1,784.96**
7000 Taxes & Other Expenses		
	7040 Taxes	$55.00
	Total:	**$55.00**
	Total Budget	**$7,839.96**
	2014 Dues/Unit	**$280.00**

Pinnacle Homeowners Association Inc.
Profit & Loss
January through December 2013

	Jan - Dec 13
Income	
5220 · Assessments & Dues	7,840.00
5300 · Interest Income	12.79
5400 · Covenant Fee - Misc. Income	340.00
Total Income	8,192.79
Expense	
6030 · Public Relation	35.00
6300 · Professional Fees	
6350 · Cons. Services - Snow Removal	580.00
6360 · Cons. - Services - Landscaping	2,251.00
Total 6300 · Professional Fees	2,831.00
6400 · Office Expenses	
6410 · Office Supplies	19.04
6420 · Postage and Delivery	91.74
6430 · Printing and Reproduction	33.04
6450 · Bank Service Charges	10.00
6460 · Rental Expenses	37.50
Total 6400 · Office Expenses	191.32
6470 · Utilities	
6471 · Water for Common Areas	1,528.57
Total 6470 · Utilities	1,528.57
6700 · Misc. - Expenses	
6720 · Insurance Expense	625.00
6790 · Other Misc. expenses	71.03
Total 6700 · Misc. - Expenses	696.03
7000 · Taxes & Fees - Organization	
7010 · Other Fees	27.13
Total 7000 · Taxes & Fees - Organization	27.13
Total Expense	5,309.05
Net Income	**2,883.74**

Pinnacle Homeowners Association Inc.
Balance Sheet
As of December 31, 2013

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bnk Checkg. Acct.	
1016 · 1ST Bank of Boulder	6,649.58
1017/11 · Balance - Reserves for Assessme	50.00
Total 1000 · Bnk Checkg. Acct.	6,699.58
1010 · Savings Acct. - CD's	
1011 · Reserve for Fence & Irrigation	3,481.36
1012 · Reserve for Snow removal	889.61
1013 · Reserve for Legal expenses	889.61
1014 · Reserve for Contingency	1,100.95
1015 · Reserves for Capital Purchases	746.90
1017 · Reserves for unpaid Assessments	1,448.28
Total 1010 · Savings Acct. - CD's	8,556.71
Total Checking/Savings	15,256.29
Accounts Receivable	
2000 · Accounts Receivable	10.00
Total Accounts Receivable	10.00
Total Current Assets	15,266.29
TOTAL ASSETS	**15,266.29**
LIABILITIES & EQUITY	
Equity	
C300 · Opening Balance Equity	9,705.73
C301 · Unrestricted (Retained Earnings	2,676.82
Net Income	2,883.74
Total Equity	15,266.29
TOTAL LIABILITIES & EQUITY	**15,266.29**

Pinnacle Homeowners Association Inc.
Trial Balance
As of December 31, 2013

	Dec 31, 13	
	Debit	Credit
1000 · Bnk Checkg. Acct.:1016 · 1ST Bank of Boulder	6,649.58	
1000 · Bnk Checkg. Acct.:1017/11 · Balance - Reserves for Ass...	50.00	
1010 · Savings Acct. - CD's:1011 · Reserve for Fence & Irrigation	3,481.36	
1010 · Savings Acct. - CD's:1012 · Reserve for Snow removal	889.61	
1010 · Savings Acct. - CD's:1013 · Reserve for Legal expenses	889.61	
1010 · Savings Acct. - CD's:1014 · Reserve for Contingency	1,100.95	
1010 · Savings Acct. - CD's:1015 · Reserves for Capital Purcha...	746.90	
1010 · Savings Acct. - CD's:1017 · Reserves for unpaid Assess...	1,448.28	
2000 · Accounts Receivable	10.00	
1200 · Undeposited Funds	0.00	
12000 · *Undeposited Funds	0.00	
20000 · Accounts Payable	0.00	
C300 · Opening Balance Equity		9,705.73
C301 · Unrestricted (Retained Earnings		2,676.82
5220 · Assessments & Dues		7,840.00
5300 · Interest Income		12.79
5400 · Covenant Fee - Misc. Income		340.00
6030 · Public Relation	35.00	
6300 · Professional Fees:6350 · Cons. Services - Snow Removal	580.00	
6300 · Professional Fees:6360 · Cons. - Services - Landscaping	2,251.00	
6400 · Office Expenses:6410 · Office Supplies	19.04	
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6400 · Office Expenses:6450 · Bank Service Charges	10.00	
6400 · Office Expenses:6460 · Rental Expenses	37.50	
6470 · Utilities:6471 · Water for Common Areas	1,528.57	
6700 · Misc. - Expenses:6720 · Insurance Expense	625.00	
6700 · Misc. - Expenses:6790 · Other Misc. expenses	71.03	
7000 · Taxes & Fees - Organization:7010 · Other Fees	27.13	
TOTAL	20,575.34	20,575.34

FIRSTBANK
PO BOX 150097
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	12-26-2013
INTEREST EARNED THIS YEAR	N/A

6500 0100 FD RP 27 12272013 NNNNNN 01 000826 0002
PINNACLE HOMEOWNERS ASSOCIATION INC
9068 WINONA CT
WESTMINSTER CO 80031-3411

ACCOUNT SUMMARY -- CHECKING ACCOUNT - SAFEKEEPING

CLOSING BALANCE FROM PREVIOUS STATEMENT.....	DATE:	11-26-2013	6,710.51
0 DEPOSITS AND OTHER ADDITIONS TOTALING.....			0.00+
1 CHECKS AND OTHER WITHDRAWALS TOTALING.....			10.93-
CLOSING BALANCE FOR THIS STATEMENT.....	DATE:	12-26-2013	6,699.58

MINIMUM BALANCE OF 6,699.58 ON.... 12-19-2013

CHECKS AND OTHER WITHDRAWALS

* SHOWS BREAK IN CHECK NUMBER # SHOWS NOT MACHINE READABLE

CHECK#.....AMOUNT...DATE	CHECK#.....AMOUNT...DATE	CHECK#.....AMOUNT...DATE
1473 10.93 12-19		

DEPOSITS AND OTHER ADDITIONS

NO DEPOSITS THIS CYCLE

DAILY BALANCE SUMMARY

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
11-27 6,710.51	12-19 6,699.58	

EARNINGS AND ACTIVITY CHARGE SUMMARY

BALANCE INFORMATION

AVERAGE ACCOUNT BALANCE	6,707
AVERAGE COLLECTED BALANCE	6,707

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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FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

24-Hour Customer Service: 303-274-5000
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-0198
STATEMENT DATE	12-03-2013
INTEREST PAID THIS YEAR	12.79
MATURITY DATE	06-03-2014

65000250 FD RP 03 20131203 NNNNNN 0000088 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: 06-04-2013	8,550.31
1 DEPOSITS AND OTHER ADDITIONS TOTALING		6.40+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-03-2013	8,556.71

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	6.40
ANNUAL PERCENTAGE YIELD EARNED	.15%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12-03	6.40+	INTEREST THROUGH 12-02-2013	8,556.71

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

EFFECTIVE DATES 06-04 THROUGH 12-02 INTEREST RATE 0.15% APY 0.15%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.15% WITH AN ANNUAL PERCENTAGE YIELD OF 0.15% 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 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.

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To: Homeowners of the Pinnacle HOA

From: Deana Bennett, May 2013 newsletter.

I hope that all of you are enjoying the beautiful weather after a much needed wet spring. I know that my lawn is so much greener than I expected it would be in February. Thanks to the wet snows of March, April and early May, everything looks so green and all of the trees have had enough moisture to help them thrive into summer.

I assume that most of you are aware that the City of Westminster is requesting a voluntary two day per week watering schedule for this summer with no watering between the hours of 10 a.m. and 6 p.m. Homes with even numbered addresses are requested to water on Sunday and Thursday. Homes with odd numbered addresses are requested to water on Saturday and Wednesday. Our HOA maintained area on 92nd Ave. will be watered on Tuesday and Friday.

For most of you the reminder that you have to make an ARC application for approval for any changes to the exterior of your home is old news. I know that most of you feel I am like a broken record every spring about the covenants and the ARC. If you are tired of the topic, so am I. Even this spring it appears that one of our homeowners did a project in the backyard without applying for the landscape change. We try to be reasonable in the application process. We do not require an application for annual plants or decorative planters. Major permanent changes, including planting trees, requires approval by the ARC. The funny thing is that the application process is not hard or complicated. If any of you have any questions about the approval process, please contact any ARC Board member. Members of the ARC: Deana 303 427 3919, Vern 303 430 7593, Dave 303 997 4706 and Earl
303 428 7366.

If you want to review what the covenants state concerning the approval process and the rules that the ARC use to consider your application, please go to http://www.deanbennett.com/pinnacle.htm for a complete set of covenants that you can read or download for your use. I am enclosing an explanation of City of Westminster rules and codes that you will want to be aware of when you start certain projects on your property.

Because there are still a few homeowners that ignore the covenant concerning trash containers visible from the street, please refer to page 13 of our covenants, item 13. The last sentence states "no garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner". Please remember this item during the summer and fall months. Please note that trash bags count as a trash receptacle.

Most of you are aware by now that the home at 9038 Winona Ct. is for sale. Actually it may all ready be sold. I hope that the new owners enjoy this lovely house and neighborhood.

I do want all of you to know that Tony and Nancy's son passed away this spring. It is a very sad time for them and I am sure that all of us can understand how hard it is to lose a child. Our association made a donation towards the memorial services per their request. We always try to do something when one of our neighbors is suffering. Please let one of the Board of Directors know if you have any information concerning this kind of situation in the future. For your information the following people serve on the Board of Directors: Deana 303 427 3919, Helen 303 430 7593, John 303 427 3785, Tony 303 412 7940, and Mary at 303 426 7721.

As I was writing the above paragraph, I thought why not let us know when a wonderful event happens to you or one of our neighbors? It would be fun to share happy news. This might even make us feel closer to our neighbors. Please consider sharing in the future.

In closing, I want to thank the members of the ARC and Board of Directors that I serve with for all their contributions that they make to this community. I also want to thank Otto for all of his free accounting work that he does for the Pinnacle. I have lived in our neighborhood since 1998. I never thought I would be as happy in a home like I was in Wheat Ridge, but I was so wrong. Not only is my home the sanctuary that I love, but all of people that I have gotten to know in our community have made me happy that I moved here fifteen years ago.

I hope that all of you enjoy your summer.

Yours truly

Deana Bennett

P.S. I have enclosed your annual copies of the end of year financials.