PINNACLE HOMEOWNER'S ASSOCIATION

Minutes of 2011 Annual Meeting

The annual meeting of the Pinnacle Homeowner's Association was held at the Westminster City Park Recreation Center on October 5, 2011.

The five Board members and twelve additional unit owners were present. Helen presided at the meeting.

1. **Guest Speaker.** Our speaker was John Carpenter, Director of Community Development for the City of Westminster. Mr Carpenter presented a very interesting discussion focusing on the city's plans for the improvement of US 36 and the re-development of the Westminster Mall site. The turnpike will be widened to 6 lanes between Federal and McCaslin Boulevards, as well as adding an HOV lane. The bridges over Wadswoth and Lowell will be replaced and Sheridan will be realigned and the bridge replaced. Although no money has yet been allotted, Fastracks will be extended through Boulder to Longmont.

The Westminster Mall site has been bought by the city for very advntageous prices and will be developed with a mix of housing, shopping, and office areas, as well as restaurants, bike paths, and walkways. Mr. Carpenter included an excellent video slide-show and his talk was very well received by those present.

2. Approval of Minutes. The minutes of the 2010 Annual Meeting were approved on a motion by Deanna, seconded by Vern.

3. Treasurer's Report. John presented a report of this year's finances through August. His report was approved on a motion by Tony, seconded by Deanna.

4. Election of Board Member. John's term is expiring this year and he is willing to run for re-election.

5. Budget for 2012. The Board is recommending the same budget for 2012 as we have had for 2011.

6. Counting of the Votes. Earl and David counted the written votes on items 4 and 5. With 17 voting, there were 16 votes in favor of re-electing John and 17 votes in favor of the budget.

8. ARC. As chairman of the Architectural Review Committee, Vern reported that eight homeowner projects had been received by the ARC and all were approved. The ARC is developing a standardized form to be used for applications. It will be used to ensure a smooth approval process, with less need to request additional information. Vern also reported that David has agreed to work on the ARC.

9**. Old Business.** None.

10. New Business. Deanna asked for suggestions for speakers and topics for future annual meetings. Helen also welcomed several new homeowners to the Association.

11. Adjournment. Our business complete, we adjourned on a motion by Vern.

Respectfully submitted,

Secretary

Pinnacle Homeowners Association, Inc.
Profit & Loss
January through December 2011

	Jan - Dec 11
Ordinary Income/Expense	
Income	
5220 · Assessments & dues	7,420.00
5300 · Interest-savings/short-term inv	29.89
5400 · Covenant Fee -Misc. rev.	140.00
Total Income	7,589.89
Expense	
6000 · Travel & Meetg. Exp.	
6030 · Public Relation	62.70
Total 6000 · Travel & Meetg. Exp.	62.70
6300 · Consultg.Serv.	
6340 · Professional fees - other	232.00
6350 · Cons.Serv. - Snow removal	560.00
6360 · Cons.Serv. - Landscaping	2,901.00
Total 6300 · Consultg.Serv.	3,693.00
6400 · Office Supplies	4.73
6420 · Postage, shipping, mailings	34.88
6430 · Printing & copying	33.11
6460 · Rental Expenses	52.50
6470 · Utilities	
6471 · Water for Common Areas	1,951.95
Total 6470 · Utilities	1,951.95
6600 · Repair/Maint.	
6610 · R./M. - Lawn Springler	769.57
Total 6600 · Repair/Maint.	769.57
6700 · Misc. Exp.	
6720 · Insurance - liability	625.00
Total 6700 · Misc. Exp.	625.00
Total Expense	7,227.44
Net Ordinary Income	362.45
Net Income	**362.45**

Pinnacle Homeowners Association, Inc.
Profit & Loss Budget vs. Actual
January through December 2011

	Jan - Dec 11	Budget
Ordinary Income/Expense		
Income		
5220 · Assessments & dues	7,420.00	7,420.00
5300 · Interest-savings/short-term inv	29.89	20.00
5400 · Covenant Fee -Misc. rev.	140.00	20.00
Total Income	7,589.89	7,460.00
Expense		
6000 · Travel & Meetg. Exp.		
6030 · Public Relation	62.70	50.00
Total 6000 · Travel & Meetg. Exp.	62.70	50.00
6300 · Consultg.Serv.		
6330 · Legal fees	0.00	200.00
6340 · Professional fees - other	232.00	
6350 · Cons.Serv. - Snow removal	560.00	1,000.00
6360 · Cons.Serv. - Landscaping	2,901.00	2,500.00
Total 6300 · Consultg.Serv.	3,693.00	3,700.00
6400 · Office Supplies	4.73	50.00
6420 · Postage, shipping, mailings	34.88	50.00
6430 · Printing & copying	33.11	75.00
6460 · Rental Expenses	52.50	25.00
6470 · Utilities		
6471 · Water for Common Areas	1,951.95	1,600.00
Total 6470 · Utilities	1,951.95	1,600.00
6600 · Repair/Maint.		
6610 · R./M. - Lawn Springler	769.57	
Total 6600 · Repair/Maint.	769.57	
6700 · Misc. Exp.		
6720 · Insurance - liability	625.00	700.00
6760 · Contingency provisions	0.00	860.00
6790 · Other expenses	0.00	300.00
Total 6700 · Misc. Exp.	625.00	1,860.00
7000 · Taxes & Fees - Organization		
7040 · Taxes / Fees - other	0.00	10.00
Total 7000 · Taxes & Fees - Organization	0.00	10.00
Total Expense	7,227.44	7,420.00
Net Ordinary Income	362.45	40.00
Net Income	**362.45**	**40.00**

Pinnacle Homeowners Association, Inc.
Balance Sheet
As of December 31, 2011

	Dec 31, 11
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bk.Chckg. Acct.	
1016 · 1ST Bank of Boulder - Operating	3,632.76
Total 1000 · Bk.Chckg. Acct.	3,632.76
1010 · Savings - CD's	
1011 · Reserves for Fence & Irrigation	3,469.13
1012 · Reserves for Snow Removal	886.50
1013 · Reserves for Legal Expenses	886.50
1014 · Reserves for Contingency	1,097.12
1015 · Reserves for Capital Purchases	744.42
1017 · Reserves for Unpaid Assessment	1,443.22
Total 1010 · Savings - CD's	8,526.89
Total Checking/Savings	12,159.65
Total Current Assets	12,159.65
TOTAL ASSETS	**12,159.65**
LIABILITIES & EQUITY	
Equity	
C300 · Opening Bal Equity	9,705.73
C301 · Unrestrict (retained earnings)	2,091.47
Net Income	362.45
Total Equity	12,159.65
TOTAL LIABILITIES & EQUITY	**12,159.65**

Pinnacle Homeowners Association, Inc.
Trial Balance
As of December 31, 2011

	Dec 31, 11	
	Debit	Credit
1000 · Bk.Chckg. Acct.	0.00	
1000 · Bk.Chckg. Acct.:1016 · 1ST Bank of Boulder - Operating	3,632.76	
1000 · Bk.Chckg. Acct.:1017/11 · BALANCE reserves for Asses...	0.00	
1010 · Savings - CD's	0.00	
1010 · Savings - CD's:1011 · Reserves for Fence & Irrigation	3,469.13	
1010 · Savings - CD's:1012 · Reserves for Snow Removal	886.50	
1010 · Savings - CD's:1013 · Reserves for Legal Expenses	886.50	
1010 · Savings - CD's:1014 · Reserves for Contingency	1,097.12	
1010 · Savings - CD's:1015 · Reserves for Capital Purchases	744.42	
1010 · Savings - CD's:1017 · Reserves for Unpaid Assessment	1,443.22	
2000 · Accounts receivables	0.00	
2299 · Undeposited Funds	0.00	
4000 · Accounts payable	0.00	
C300 · Opening Bal Equity		9,705.73
C301 · Unrestrict (retained earnings)		2,091.47
5220 · Assessments & dues		7,420.00
5300 · Interest-savings/short-term inv		29.89
5400 · Covenant Fee -Misc. rev.		140.00
6000 · Travel & Meetg. Exp.:6030 · Public Relation	62.70	
6300 · Consultg.Serv.:6340 · Professional fees - other	232.00	
6300 · Consultg.Serv.:6350 · Cons.Serv. - Snow removal	560.00	
6300 · Consultg.Serv.:6360 · Cons.Serv. - Landscaping	2,901.00	
6400 · Office Supplies	4.73	
6420 · Postage, shipping, mailings	34.88	
6430 · Printing & copying	33.11	
6460 · Rental Expenses	52.50	
6470 · Utilities:6471 · Water for Common Areas	1,951.95	
6600 · Repair/Maint.:6610 · R./M. - Lawn Springler	769.57	
6700 · Misc. Exp.:6720 · Insurance - liability	625.00	
TOTAL	**19,387.09**	**19,387.09**

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

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

65000250 FD RP 06 20111206 NNNNNN 0000111 0001

PINNACLE HOMEOWNERS ASSOCIATION INC
4670 W 90TH AVE
WESTMINSTER CO 80031-3179

ACCOUNT NUMBER	XXX-XXX-0198
STATEMENT DATE	12-06-2011
INTEREST PAID THIS YEAR	29.89
MATURITY DATE	06-05-2012

ACCOUNT SUMMARY -- 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 06-07-2011	7,511.93
2 DEPOSITS AND OTHER ADDITIONS TOTALING		1,014.96+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-06-2011	8,526.89

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	14.96
ANNUAL PERCENTAGE YIELD EARNED	.40%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12-06	1,000.00+	TELEPHONE TRANSFER #010640 FROM CHECKING XXX-XXX-4594	
	14.96+	INTEREST THROUGH 12-05-2011	8,526.89

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

EFFECTIVE DATES 06-07 THROUGH 12-05 INTEREST RATE 0.40% APY 0.40%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.20% WITH AN ANNUAL PERCENTAGE YIELD OF 0.20% 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.

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!

10/11	3,762.23	6.90
10/12	884.74	1.76
10/13	884.74	1.76
10/14	1,094.94	2.18
10/15	242.99	1.48
10/17	442.34	.88
	7511.93	14.96

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

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

65000250 FD RP 06 20111206 NNNNNN 0000111 0001

PINNACLE HOMEOWNERS ASSOCIATION INC
4670 W 90TH AVE
WESTMINSTER CO 80031-3179

ACCOUNT NUMBER	XXX-XXX-0198
STATEMENT DATE	12-06-2011
INTEREST PAID THIS YEAR	29.89
MATURITY DATE	06-05-2012

ACCOUNT SUMMARY -- 182-DAY TIME DEPOSIT ACCOUNT

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 06-07-2011	7,511.93
2 DEPOSITS AND OTHER ADDITIONS TOTALING		1,014.96+
0 WITHDRAWALS AND OTHER DEDUCTIONS TOTALING		.00-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 12-06-2011	8,526.89

NUMBER OF DAYS IN PERIOD	182
INTEREST EARNED	14.96
ANNUAL PERCENTAGE YIELD EARNED	.40%

TRANSACTIONS POSTED SINCE THE PREVIOUS STATEMENT

DATE	AMOUNT	DESCRIPTION	BALANCE
12-06	1,000.00+	TELEPHONE TRANSFER #010640 FROM CHECKING XXX-XXX-4594	
	14.96+	INTEREST THROUGH 12-05-2011	8,526.89

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

EFFECTIVE DATES 06-07 THROUGH 12-05 INTEREST RATE 0.40% APY 0.40%

SPECIAL MESSAGES AND IMPORTANT NOTICES

THIS TIME ACCOUNT MATURES TODAY. THE ACCOUNT WILL BE AUTOMATICALLY RENEWED AT AN INTEREST RATE OF 0.20% WITH AN ANNUAL PERCENTAGE YIELD OF 0.20% 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.

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!

10/11	3,762.23	6.90
10/12	884.74	1.76
10/13	884.74	1.76
10/14	1,094.94	2.18
10/15	242.99	1.48
10/17	442.34	.88
	7511.93	14.96