



IMPORTANT NOTICE PINNACLE RANCH CONDOMINIUMS ASSOCIATION

February 3, 2023

RE: LOSS ASSESSMENT LETTER, ANNUAL MEETING AND 2023 BUDGET RATIFICATION MEETING NOTICE

Dear Pinnacle Ranch Owner(s),

There are two different notices included in this very important packet. Please review the following:

- The first notice is the Loss Assessment letter regarding the 2018 hail loss. This letter includes information on the December 8, 2022, membership approved special assessment for the roofs. **Please provide the *Loss Assessment letter and chart on pages 1-6* to your insurance company to see if you have coverage for this Loss Assessment.** Please note that if you request a payment plan for the special assessment, there is an additional \$180 fee to administer this.
- The second notice is the 2021, 2022 and 2023 Annual Meeting and 2023 Budget Ratification Meeting Notice. Please review this notice on pages 8-11 of your packet carefully, and return a proxy form.

Please submit any questions to Pinnacleranchcondo@westwindmanagement.com.

Thank you,

Pinnacle Ranch Condominiums Board of Directors



27 Inverness Drive East | Englewood, CO 80112 | www.westwindmanagement.com
Ph: (303) 369-1800 | Fax: (303) 369-0007

Providing Excellence in Community Association Management & Accounting Services Since 1986

PINNACLE RANCH HOMEOWNERS' ASSOCIATION
NOTICE OF SPECIAL ASSESSMENT FOR HAIL DAMAGE TO THE ROOF
February 3, 2023

The special assessment in the amount of \$1,005,681.50 to cover costs and expenses related to repairing the hail damaged roofs within the community was approved by the Members on December 8, 2022, at the special meeting of the members. The date of loss for this hailstorm was June 19, 2018. The insurance paid \$570,215.35 to the association for this incident. Payment of the loss assessment is due and payable on March 1, 2023, as a lump sum, per the attached spread sheet.

IMPORTANT: The Association will follow its existing collection policy as it relates to any late or non-payment of the special assessment.

NOTE – IF YOU REFINANCE YOUR MORTGAGE OR SELL YOUR HOME OR TRANSFER THE TITLE BEFORE THIS SPECIAL ASSESSMENT IS PAID IN FULL, ANY REMAINING BALANCE WILL BE PAYABLE IN FULL AT THE TIME OF CLOSING.

Here are the options for payment of the Special Assessment:

1. Log into the Westwind Pinnacle Ranch owner portal / Homeowner Resources at: <https://www.westwindmanagement.com> and make a payment by eCheck, debit or credit card; the E-check feature is free of charge, however there is a 3% fee for credit card and a \$5.00 fee for a debit card.
2. Pay via bill pay through your bank or send a personal check: Make check payable to Pinnacle Ranch Homeowners' Association, P.O. Box 95854, Las Vegas, NV 89193-5854. Please reference your 5-digit account number or Pinnacle Ranch address.
3. To request a payment plan, please send an email to: PinnacleRanchCondo@westwindmanagement.com and include your name, address, and amount you are able to pay each month (in addition to your regular monthly assessment). Please note that an additional \$180 will be charged to your account to administer the payment plan, per the Amended Collection Policy.

PINNACLE RANCH BUILDINGS - SQUARE FOOTAGE PER UNIT												
PHASE 1	BLDG	TYPE	UNIT	ADDRESS	UNIT SF	STG/BALC/PATIO SF	ENTRY/STAIR SF	GARAGE	GARAGE SF	UNIT'S TOTAL SF	ALLOCATED PERCENTAGE OF SPECIAL ASSESSMENT	SPECIAL ASSESSMENT AMOUNT
1E	2	I	101	9934 E. Carolina Circle, Unit 101	669	105	91	-	-	865	0.0023%	\$ 2,318.40
			102	9934 E. Carolina Circle, Unit 102	669	105	91	-	-	865	0.0023%	\$ 2,318.40
			103	9934 E. Carolina Circle, Unit 103	669	105	91	1F	188	1053	0.0028%	\$ 2,822.40
			104	9934 E. Carolina Circle, Unit 104	669	105	91	1E	188	1053	0.0028%	\$ 2,822.40
			201	9934 E. Carolina Circle, Unit 201	669	105	91	1G	188	1053	0.0028%	\$ 2,822.40
			202	9934 E. Carolina Circle, Unit 202	669	105	91	-	-	865	0.0023%	\$ 2,318.40
			203	9934 E. Carolina Circle, Unit 203	669	105	91	13F	188	1053	0.0028%	\$ 2,822.40
			204	9934 E. Carolina Circle, Unit 204	669	105	91	1D	188	1053	0.0028%	\$ 2,822.40
1F	3	III	101	9924 E. Carolina Circle, Unit 101	1045	61	81	1C	188	1375	0.0037%	\$ 3,729.60
			102	9924 E. Carolina Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$ 3,225.60
			103	9924 E. Carolina Circle, Unit 103	1234	61	81	1B	188	1564	0.0042%	\$ 4,233.60
			104	9924 E. Carolina Circle, Unit 104	1234	61	81	1H	188	1564	0.0042%	\$ 4,233.60
			201	9924 E. Carolina Circle, Unit 201	1045	61	81	-	-	1187	0.0032%	\$ 3,225.60
			202	9924 E. Carolina Circle, Unit 202	1045	61	81	-	-	1187	0.0032%	\$ 3,225.60
			203	9924 E. Carolina Circle, Unit 203	1234	61	81	-	-	1376	0.0037%	\$ 3,729.60
			204	9924 E. Carolina Circle, Unit 204	1234	61	81	12A	188	1564	0.0042%	\$ 4,233.60
1G	4	II	101	9914 E. Carolina Circle, Unit 101	982	63	81	2A	188	1314	0.0035%	\$ 3,528.00
			102	9914 E. Carolina Circle, Unit 102	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			103	9914 E. Carolina Circle, Unit 103	982	63	81	2B	188	1314	0.0035%	\$ 3,528.00
			104	9914 E. Carolina Circle, Unit 104	982	63	81	2H	188	1314	0.0035%	\$ 3,528.00
			201	9914 E. Carolina Circle, Unit 201	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			202	9914 E. Carolina Circle, Unit 202	982	63	81	1A & 7C	376	1502	0.0040%	\$ 4,032.00
			203	9914 E. Carolina Circle, Unit 203	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			204	9914 E. Carolina Circle, Unit 204	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
1H	5	II	101	9904 E. Carolina Circle, Unit 101	982	63	81	6F	188	1314	0.0035%	\$ 3,528.00
			102	9904 E. Carolina Circle, Unit 102	982	63	81	3D	188	1314	0.0035%	\$ 3,528.00
			103	9904 E. Carolina Circle, Unit 103	982	63	81	3C	188	1314	0.0035%	\$ 3,528.00
			104	9904 E. Carolina Circle, Unit 104	982	63	81	3B	188	1314	0.0035%	\$ 3,528.00
			201	9904 E. Carolina Circle, Unit 201	982	63	81	5A	188	1314	0.0035%	\$ 3,528.00
			202	9904 E. Carolina Circle, Unit 202	982	63	81	2G	188	1314	0.0035%	\$ 3,528.00
			203	9904 E. Carolina Circle, Unit 203	982	63	81	3E	188	1314	0.0035%	\$ 3,528.00
			204	9904 E. Carolina Circle, Unit 204	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
1A	6	II	101	9913 E. Carolina Circle, Unit 101	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			102	9913 E. Carolina Circle, Unit 102	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			103	9913 E. Carolina Circle, Unit 103	982	63	81	2C	188	1314	0.0035%	\$ 3,528.00
			104	9913 E. Carolina Circle, Unit 104	982	63	81	3H	188	1314	0.0035%	\$ 3,528.00
			201	9913 E. Carolina Circle, Unit 201	982	63	81	2E	188	1314	0.0035%	\$ 3,528.00
			202	9913 E. Carolina Circle, Unit 202	982	63	81	2D	188	1314	0.0035%	\$ 3,528.00
			203	9913 E. Carolina Circle, Unit 203	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			204	9913 E. Carolina Circle, Unit 204	982	63	81	2F	188	1314	0.0035%	\$ 3,528.00
1B	7	II	101	9962 E. Idaho Circle, Unit 101	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			102	9962 E. Idaho Circle, Unit 102	982	63	81	3G	188	1314	0.0035%	\$ 3,528.00
			103	9962 E. Idaho Circle, Unit 103	982	63	81	5F	188	1314	0.0035%	\$ 3,528.00
			104	9962 E. Idaho Circle, Unit 104	982	63	81	5B	188	1314	0.0035%	\$ 3,528.00
			201	9962 E. Idaho Circle, Unit 201	982	63	81	3F	188	1314	0.0035%	\$ 3,528.00
			202	9962 E. Idaho Circle, Unit 202	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			203	9962 E. Idaho Circle, Unit 203	982	63	81	-	-	1126	0.0030%	\$ 3,024.00
			204	9962 E. Idaho Circle, Unit 204	982	63	81	3A	188	1314	0.0035%	\$ 3,528.00
1C	8	III	101	9973 E. Carolina Circle, Unit 101	1045	61	81	11F & 11G	473	1660	0.0045%	\$ 4,536.00
			102	9973 E. Carolina Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$ 3,225.60
			103	9973 E. Carolina Circle, Unit 103	1234	61	81	11D	188	1564	0.0042%	\$ 4,233.60
			104	9973 E. Carolina Circle, Unit 104	1234	61	81	11A	285	1661	0.0045%	\$ 4,536.00
			201	9973 E. Carolina Circle, Unit 201	1045	61	81	11E	188	1375	0.0037%	\$ 3,729.60
			202	9973 E. Carolina Circle, Unit 202	1045	61	81	11B	188	1375	0.0037%	\$ 3,729.60
			203	9973 E. Carolina Circle, Unit 203	1234	61	81	11C	188	1564	0.0042%	\$ 4,233.60
			204	9973 E. Carolina Circle, Unit 204	1234	61	81	-	-	1376	0.0037%	\$ 3,729.60
1D	9	III	101	9963 E. Carolina Circle, Unit 101	1045	61	81	12F	188	1375	0.0037%	\$ 3,729.60
			102	9963 E. Carolina Circle, Unit 102	1045	61	81	12E	188	1375	0.0037%	\$ 3,729.60
			103	9963 E. Carolina Circle, Unit 103	1234	61	81	12H	188	1564	0.0042%	\$ 4,233.60
			104	9963 E. Carolina Circle, Unit 104	1234	61	81	12D	188	1564	0.0042%	\$ 4,233.60
			201	9963 E. Carolina Circle, Unit 201	1045	61	81	12C	188	1375	0.0037%	\$ 3,729.60

			202	9963 E. Carolina Circle, Unit 202	1045	61	81	12G	188	1375	0.0037%	\$	3,729.60
			203	9963 E. Carolina Circle, Unit 203	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			204	9963 E. Carolina Circle, Unit 204	1234	61	81	12B	188	1564	0.0042%	\$	4,233.60
1Q	10	III	101	9954 E. Carolina Circle, Unit 101	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			102	9954 E. Carolina Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			103	9954 E. Carolina Circle, Unit 103	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			104	9954 E. Carolina Circle, Unit 104	1234	61	81	13A	188	1564	0.0042%	\$	4,233.60
			201	9954 E. Carolina Circle, Unit 201	1045	61	81	13D	188	1375	0.0037%	\$	3,729.60
			202	9954 E. Carolina Circle, Unit 202	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			203	9954 E. Carolina Circle, Unit 203	1234	61	81	13B	188	1564	0.0042%	\$	4,233.60
			204	9954 E. Carolina Circle, Unit 204	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
1R	11	I	101	9944 E. Carolina Circle, Unit 101	669	105	91	-	-	865	0.0023%	\$	2,318.40
			102	9944 E. Carolina Circle, Unit 102	669	105	91	-	-	865	0.0023%	\$	2,318.40
			103	9944 E. Carolina Circle, Unit 103	669	105	91	-	-	865	0.0023%	\$	2,318.40
			104	9944 E. Carolina Circle, Unit 104	669	105	91	-	-	865	0.0023%	\$	2,318.40
			201	9944 E. Carolina Circle, Unit 201	669	105	91	13C	188	1053	0.0028%	\$	2,822.40
			202	9944 E. Carolina Circle, Unit 202	669	105	91	-	-	865	0.0023%	\$	2,318.40
			203	9944 E. Carolina Circle, Unit 203	669	105	91	-	-	865	0.0023%	\$	2,318.40
			204	9944 E. Carolina Circle, Unit 204	669	105	91	13E	188	1053	0.0028%	\$	2,822.40
1M	12	III	101	9951 E. Idaho Circle, Unit 101	1045	61	81	6D	188	1375	0.0037%	\$	3,729.60
			102	9951 E. Idaho Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			103	9951 E. Idaho Circle, Unit 103	1234	61	81	6E	188	1564	0.0042%	\$	4,233.60
			104	9951 E. Idaho Circle, Unit 104	1234	61	81	6A	188	1564	0.0042%	\$	4,233.60
			201	9951 E. Idaho Circle, Unit 201	1045	61	81	6C	188	1375	0.0037%	\$	3,729.60
			202	9951 E. Idaho Circle, Unit 202	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			203	9951 E. Idaho Circle, Unit 203	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			204	9951 E. Idaho Circle, Unit 204	1234	61	81	6B	188	1564	0.0042%	\$	4,233.60
1O	13	III	101	9911 E. Idaho Circle, Unit 101	1045	61	81	7H	188	1375	0.0037%	\$	3,729.60
			102	9911 E. Idaho Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			103	9911 E. Idaho Circle, Unit 103	1234	61	81	7D	188	1564	0.0042%	\$	4,233.60
			104	9911 E. Idaho Circle, Unit 104	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			201	9911 E. Idaho Circle, Unit 201	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			202	9911 E. Idaho Circle, Unit 202	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			203	9911 E. Idaho Circle, Unit 203	1234	61	81	7F	188	1564	0.0042%	\$	4,233.60
			204	9911 E. Idaho Circle, Unit 204	1234	61	81	7G	188	1564	0.0042%	\$	4,233.60
1P	14	II	101	9991 E. Idaho Circle, Unit 101	982	63	81	8F	188	1314	0.0035%	\$	3,528.00
			102	9991 E. Idaho Circle, Unit 102	982	63	81	7A	188	1314	0.0035%	\$	3,528.00
			103	9991 E. Idaho Circle, Unit 103	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			104	9991 E. Idaho Circle, Unit 104	982	63	81	8C	188	1314	0.0035%	\$	3,528.00
			201	9991 E. Idaho Circle, Unit 201	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			202	9991 E. Idaho Circle, Unit 202	982	63	81	8B	188	1314	0.0035%	\$	3,528.00
			203	9991 E. Idaho Circle, Unit 203	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			204	9991 E. Idaho Circle, Unit 204	982	63	81	-	-	1126	0.0030%	\$	3,024.00
1N	15	II	101	9961 E. Idaho Circle, Unit 101	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			102	9961 E. Idaho Circle, Unit 102	982	63	81	5C	188	1314	0.0035%	\$	3,528.00
			103	9961 E. Idaho Circle, Unit 103	982	63	81	5E	188	1314	0.0035%	\$	3,528.00
			104	9961 E. Idaho Circle, Unit 104	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			201	9961 E. Idaho Circle, Unit 201	982	63	81	7B	188	1314	0.0035%	\$	3,528.00
			202	9961 E. Idaho Circle, Unit 202	982	63	81	7E	188	1314	0.0035%	\$	3,528.00
			203	9961 E. Idaho Circle, Unit 203	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			204	9961 E. Idaho Circle, Unit 204	982	63	81	5D	188	1314	0.0035%	\$	3,528.00
1K	16	II	101	9984 E. Carolina Circle, Unit 101	982	63	81	4D	188	1314	0.0035%	\$	3,528.00
			102	9984 E. Carolina Circle, Unit 102	982	63	81	4C	188	1314	0.0035%	\$	3,528.00
			103	9984 E. Carolina Circle, Unit 103	982	63	81	4A	188	1314	0.0035%	\$	3,528.00
			104	9984 E. Carolina Circle, Unit 104	982	63	81	9D	188	1314	0.0035%	\$	3,528.00
			201	9984 E. Carolina Circle, Unit 201	982	63	81	4F	188	1314	0.0035%	\$	3,528.00
			202	9984 E. Carolina Circle, Unit 202	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			203	9984 E. Carolina Circle, Unit 203	982	63	81	4B	188	1314	0.0035%	\$	3,528.00
			204	9984 E. Carolina Circle, Unit 204	982	63	81	4E	188	1314	0.0035%	\$	3,528.00
1J	17	III	101	9974 E. Carolina Circle, Unit 101	1045	61	81	10C	188	1375	0.0037%	\$	3,729.60
			102	9974 E. Carolina Circle, Unit 102	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			103	9974 E. Carolina Circle, Unit 103	1234	61	81	10F	188	1564	0.0042%	\$	4,233.60
			104	9974 E. Carolina Circle, Unit 104	1234	61	81	10D	188	1564	0.0042%	\$	4,233.60
			201	9974 E. Carolina Circle, Unit 201	1045	61	81	10B	188	1375	0.0037%	\$	3,729.60

			202	9974 E. Carolina Circle, Unit 202	1045	61	81	10E	188	1375	0.0037%	\$	3,729.60
			203	9974 E. Carolina Circle, Unit 203	1234	61	81	10A	188	1564	0.0042%	\$	4,233.60
			204	9974 E. Carolina Circle, Unit 204	1234	61	81	9C	188	1564	0.0042%	\$	4,233.60
1I	18	III	101	9982 E. Idaho Circle, Unit 101	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			102	9982 E. Idaho Circle, Unit 102	1045	61	81	9B	188	1375	0.0037%	\$	3,729.60
			103	9982 E. Idaho Circle, Unit 103	1234	61	81	9A	188	1564	0.0042%	\$	4,233.60
			104	9982 E. Idaho Circle, Unit 104	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			201	9982 E. Idaho Circle, Unit 201	1045	61	81	8H	188	1375	0.0037%	\$	3,729.60
			202	9982 E. Idaho Circle, Unit 202	1045	61	81	9F	188	1375	0.0037%	\$	3,729.60
			203	9982 E. Idaho Circle, Unit 203	1234	61	81	9E	188	1564	0.0042%	\$	4,233.60
			204	9982 E. Idaho Circle, Unit 204	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
1L	19	II	101	9992 E. Idaho Circle, Unit 101	982	63	81	8A	188	1314	0.0035%	\$	3,528.00
			102	9992 E. Idaho Circle, Unit 102	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			103	9992 E. Idaho Circle, Unit 103	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			104	9992 E. Idaho Circle, Unit 104	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			201	9992 E. Idaho Circle, Unit 201	982	63	81	8G	188	1314	0.0035%	\$	3,528.00
			202	9992 E. Idaho Circle, Unit 202	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			203	9992 E. Idaho Circle, Unit 203	982	63	81	8E	188	1314	0.0035%	\$	3,528.00
			204	9992 E. Idaho Circle, Unit 204	982	63	81	8D	188	1314	0.0035%	\$	3,528.00
PHASE 2													
PHASE	BLDG	TYPE	UNIT	ADDRESS	UNIT SF	STG/BALC/PATIO SF	ENTRY/STAIR SF	GARAGE	GARAGE SF	UNIT'S TOTAL SF			
2B	20	III	101	10140 E. Carolina Drive, Unit 101	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			102	10140 E. Carolina Drive, Unit 102	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			103	10140 E. Carolina Drive, Unit 103	1234	61	81	15D	188	1564	0.0042%	\$	4,233.60
			104	10140 E. Carolina Drive, Unit 104	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			201	10140 E. Carolina Drive, Unit 201	1045	61	81	14E	188	1375	0.0037%	\$	3,729.60
			202	10140 E. Carolina Drive, Unit 202	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			203	10140 E. Carolina Drive, Unit 203	1234	61	81	15E	188	1564	0.0042%	\$	4,233.60
			204	10140 E. Carolina Drive, Unit 204	1234	61	81	15B	188	1564	0.0042%	\$	4,233.60
2C	21	III	101	10120 E. Carolina Drive, Unit 101	1045	61	81	-	-	1187	0.0042%	\$	4,233.60
			102	10120 E. Carolina Drive, Unit 102	1045	61	81	14H	188	1375	0.0037%	\$	3,729.60
			103	10120 E. Carolina Drive, Unit 103	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			104	10120 E. Carolina Drive, Unit 104	1234	61	81	14C	188	1564	0.0042%	\$	4,233.60
			201	10120 E. Carolina Drive, Unit 201	1045	61	81	14D	188	1375	0.0037%	\$	3,729.60
			202	10120 E. Carolina Drive, Unit 202	1045	61	81	14F	188	1375	0.0037%	\$	3,729.60
			203	10120 E. Carolina Drive, Unit 203	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
			204	10120 E. Carolina Drive, Unit 204	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
2D	22	II	101	10131 E. Carolina Drive, Unit 101	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			102	10131 E. Carolina Drive, Unit 102	982	63	81	15C	188	1314	0.0035%	\$	3,528.00
			103	10131 E. Carolina Drive, Unit 103	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			104	10131 E. Carolina Drive, Unit 104	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			201	10131 E. Carolina Drive, Unit 201	982	63	81	15A	188	1314	0.0035%	\$	3,528.00
			202	10131 E. Carolina Drive, Unit 202	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			203	10131 E. Carolina Drive, Unit 203	982	63	81	15H	188	1314	0.0035%	\$	3,528.00
			204	10131 E. Carolina Drive, Unit 204	982	63	81	15F	188	1314	0.0035%	\$	3,528.00
2E	23	II	101	10136 E. Carolina Place, Unit 101	982	63	81	16H	188	1314	0.0035%	\$	3,528.00
			102	10136 E. Carolina Place, Unit 102	982	63	81	15G	188	1314	0.0035%	\$	3,528.00
			103	10136 E. Carolina Place, Unit 103	982	63	81	16G	188	1314	0.0035%	\$	3,528.00
			104	10136 E. Carolina Place, Unit 104	982	63	81	16E	188	1314	0.0035%	\$	3,528.00
			201	10136 E. Carolina Place, Unit 201	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			202	10136 E. Carolina Place, Unit 202	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			203	10136 E. Carolina Place, Unit 203	982	63	81	-	-	1126	0.0030%	\$	3,024.00
			204	10136 E. Carolina Place, Unit 204	982	63	81	-	-	1126	0.0030%	\$	3,024.00
2F	24	III	101	10091 E. Carolina Drive, Unit 101	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			102	10091 E. Carolina Drive, Unit 102	1045	61	81	18H	188	1375	0.0037%	\$	3,729.60
			103	10091 E. Carolina Drive, Unit 103	1234	61	81	16A	188	1564	0.0042%	\$	4,233.60
			104	10091 E. Carolina Drive, Unit 104	1234	61	81	10146H	188	1564	0.0042%	\$	4,233.60
			201	10091 E. Carolina Drive, Unit 201	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			202	10091 E. Carolina Drive, Unit 202	1045	61	81	14A	188	1375	0.0037%	\$	3,729.60
			203	10091 E. Carolina Drive, Unit 203	1234	61	81	16D	188	1564	0.0042%	\$	4,233.60
			204	10091 E. Carolina Drive, Unit 204	1234	61	81	-	-	1376	0.0037%	\$	3,729.60
2G	25	III	101	10096 E. Carolina Place, Unit 101	1045	61	81	-	-	1187	0.0032%	\$	3,225.60
			102	10096 E. Carolina Place, Unit 102	1045	61	81	16C	188	1375	0.0037%	\$	3,729.60

			103	10096 E. Carolina Place, Unit 103	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			104	10096 E. Carolina Place, Unit 104	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			201	10096 E. Carolina Place, Unit 201	1045	61	81	-	-	1187		0.0032%	\$	3,225.60
			202	10096 E. Carolina Place, Unit 202	1045	61	81	18G	188	1375		0.0037%	\$	3,729.60
			203	10096 E. Carolina Place, Unit 203	1234	61	81	16B	188	1564		0.0042%	\$	4,233.60
			204	10096 E. Carolina Place, Unit 204	1234	61	81	16F	188	1564		0.0042%	\$	4,233.60
2H	26	II	101	10056 E. Carolina Place, Unit 101	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			102	10056 E. Carolina Place, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			103	10056 E. Carolina Place, Unit 103	982	63	81	10016D	188	1314		0.0035%	\$	3,528.00
			104	10056 E. Carolina Place, Unit 104	982	63	81	10016F	188	1314		0.0035%	\$	3,528.00
			201	10056 E. Carolina Place, Unit 201	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			202	10056 E. Carolina Place, Unit 202	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			203	10056 E. Carolina Place, Unit 203	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			204	10056 E. Carolina Place, Unit 204	982	63	81	10016A	188	1314		0.0035%	\$	3,528.00
2I	27	II	101	10061 E. Carolina Drive, Unit 101	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			102	10061 E. Carolina Drive, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			103	10061 E. Carolina Drive, Unit 103	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			104	10061 E. Carolina Drive, Unit 104	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			201	10061 E. Carolina Drive, Unit 201	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			202	10061 E. Carolina Drive, Unit 202	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			203	10061 E. Carolina Drive, Unit 203	982	63	81	18E	188	1314		0.0035%	\$	3,528.00
			204	10061 E. Carolina Drive, Unit 204	982	63	81	-	-	1126		0.0030%	\$	3,024.00
2J	28	III	101	10070 E. Carolina Drive, Unit 101	1045	61	81	10016B	188	1375		0.0037%	\$	3,729.60
			102	10070 E. Carolina Drive, Unit 102	1045	61	81	18F	188	1375		0.0037%	\$	3,729.60
			103	10070 E. Carolina Drive, Unit 103	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			104	10070 E. Carolina Drive, Unit 104	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			201	10070 E. Carolina Drive, Unit 201	1045	61	81	-	-	1187		0.0032%	\$	3,225.60
			202	10070 E. Carolina Drive, Unit 202	1045	61	81	10016C	188	1375		0.0037%	\$	3,729.60
			203	10070 E. Carolina Drive, Unit 203	1234	61	81	14G	188	1564		0.0042%	\$	4,233.60
			204	10070 E. Carolina Drive, Unit 204	1234	61	81	14B	188	1564		0.0042%	\$	4,233.60
2K	29	III	101	10030 E. Carolina Drive, Unit 101	1045	61	81	-	-	1187		0.0032%	\$	3,225.60
			102	10030 E. Carolina Drive, Unit 102	1045	61	81	18D	188	1375		0.0037%	\$	3,729.60
			103	10030 E. Carolina Drive, Unit 103	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			104	10030 E. Carolina Drive, Unit 104	1234	61	81	-	-	1376		0.0037%	\$	3,729.60
			201	10030 E. Carolina Drive, Unit 201	1045	61	81	18C	188	1375		0.0037%	\$	3,729.60
			202	10030 E. Carolina Drive, Unit 202	1045	61	81	-	-	1187		0.0032%	\$	3,225.60
			203	10030 E. Carolina Drive, Unit 203	1234	61	81	10016E	188	1564		0.0042%	\$	4,233.60
			204	10030 E. Carolina Drive, Unit 204	1234	61	81	18B	188	1564		0.0042%	\$	4,233.60
2L	30	II	101	10165 E. Carolina Place, Unit 101	982	63	81	10146D	188	1314		0.0035%	\$	3,528.00
			102	10165 E. Carolina Place, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			103	10165 E. Carolina Place, Unit 103	982	63	81	10146E	188	1314		0.0035%	\$	3,528.00
			104	10165 E. Carolina Place, Unit 104	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			201	10165 E. Carolina Place, Unit 201	982	63	81	10146G	188	1314		0.0035%	\$	3,528.00
			202	10165 E. Carolina Place, Unit 202	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			203	10165 E. Carolina Place, Unit 203	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			204	10165 E. Carolina Place, Unit 204	982	63	81	10146F	188	1314		0.0035%	\$	3,528.00
2M	31	II	101	1414 S. Galena Way, Unit 101	982	63	81	1413D	188	1314		0.0035%	\$	3,528.00
			102	1414 S. Galena Way, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			103	1414 S. Galena Way, Unit 103	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			104	1414 S. Galena Way, Unit 104	982	63	81	1413C	188	1314		0.0035%	\$	3,528.00
			201	1414 S. Galena Way, Unit 201	982	63	81	1413B	188	1314		0.0035%	\$	3,528.00
			202	1414 S. Galena Way, Unit 202	982	63	81	1413F	188	1314		0.0035%	\$	3,528.00
			203	1414 S. Galena Way, Unit 203	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			204	1414 S. Galena Way, Unit 204	982	63	81	1413A	285	1411		0.0038%	\$	3,830.40
2N	32	II	101	10125 E. Carolina Place, Unit 101	982	63	81	10146C	188	1314		0.0035%	\$	3,528.00
			102	10125 E. Carolina Place, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			103	10125 E. Carolina Place, Unit 103	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			104	10125 E. Carolina Place, Unit 104	982	63	81	10146B	188	1314		0.0035%	\$	3,528.00
			201	10125 E. Carolina Place, Unit 201	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			202	10125 E. Carolina Place, Unit 202	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			203	10125 E. Carolina Place, Unit 203	982	63	81	10146A	188	1314		0.0035%	\$	3,528.00
			204	10125 E. Carolina Place, Unit 204	982	63	81	1427E	188	1314		0.0035%	\$	3,528.00
2O	33	II	101	10075 E. Carolina Place, Unit 101	982	63	81	-	-	1126		0.0030%	\$	3,024.00
			102	10075 E. Carolina Place, Unit 102	982	63	81	-	-	1126		0.0030%	\$	3,024.00

PINNACLE RANCH CONDOMINIUM ASSOCIATION, INC.
2023 BUDGET RATIFICATION MEETING
AND
NOTICE OF 2021/2022/2023 ANNUAL MEETINGS

The 2023 budget ratification and 2021 through 2023 Annual Meetings for the Pinnacle Ranch Condominium Association are scheduled for February 20, 2023 at the Community Clubhouse, 9933 E. Carolina Place, Denver, CO 80247, at 6:00 p.m. Sign in will begin at 5:30 p.m.

PURPOSE OF MEETING

In accordance with the Pinnacle Ranch Condominiums Association Declaration of Covenants, Conditions and Restrictions a quorum of homeowners is not required to ratify the annual budget. As mentioned at the 2022 budget ratification meeting, the Board is implementing the other half of the needed increase this year to help keep up with increases for water, building maintenance, sewer, insurance, reserves, and other operating expenses. The Board has approved a \$10 increase in HOA assessments per month per unit and the garage assessments will be staying the same. The HOA monthly assessments will be \$283 per month per unit and the garage assessment will stay \$14 per month per rental starting March 1, 2023, unless rejected by 60% of the owners. If the approved budget is rejected by vote of the owners, the budget last ratified continues until a subsequent budget approved by the Board of Directors is ratified by the owners.

The other primary purpose of the Annual Meeting is to elect homeowners to serve on the Board of Directors. The Board is comprised of volunteers who are not compensated for their services. These are individuals who play an important role in managing the common property, developing and approving budgets, establishing the monthly assessment levels, enforcing provisions of the Rules and Regulations of the Association and making decisions that affect the future of the community.

ATTENDANCE – IN PERSON OR BY PROXY

The Annual Meeting cannot be held without the presence of a quorum, either in person or by proxy, with the appointee present. A quorum is represented by twenty percent (20%) of the owners entitled to vote. **Send in your proxy form ASAP, even if you plan to attend! A postage paid envelope is enclosed for your convenience.** Please mail, email, or fax your Proxy to Westwind Management Group LLC right away. Please return your proxies no later than Friday, February 17, 2023.

If the Annual Meeting cannot be held due to lack of quorum, the meeting must be rescheduled. This causes increased costs for mailing a rescheduled meeting notice to all 288 Homeowners, as well as delaying completion of the business of the Association. **Your participation in person or by proxy is important.**

ACCOUNT STATUS

Homeowners who are current on their assessment account will be able to vote at the Annual Meeting. If your association dues are past due, please contact the HOA accounting representative, Sierra Purcell at 303-369-1800 ext.147 before the meeting in order to bring your account current.

ELECTION OF DIRECTORS

There are five (5) Director positions subject to election this year for a one-year term, each. If you are interested in running for a position on the Board, please notify the association via email pinnacleranchcondo@westwindmanagement.com. Or send a written letter with your return proxy form. All Board Members are re-running for the 2023 Board Election. Viktoriya Nikolova, Gina Wadas, and Lesly Baesens are Pinnacle Ranch Homeowners that have also decided to run for the Board of Directors. The notification must be received by February 10th to have your name printed on the ballot. Nominations will also be taken from the floor the evening of the meeting.

The current Board of Directors includes the following individuals:

- Yuri Tavbin – President (Term expires 2022)
- John Weatherwax – Vice President (Term expires 2022)
- Tatyana Golyansky – Treasurer (Term expires 2022)
- Marie Orlin – Member at Large (Term expires 2022)
- Vacant

We look forward to seeing you at the meeting.

Sincerely,
The Pinnacle Ranch Condominium Association Board of Directors

**PINNACLE RANCH CONDOMINIUM ASSOCIATION, INC.
BUDGET RATIFICATION MEETING
MONDAY, FEBRUARY 20, 2023
6:00 P.M.**

- I. Call to Order
- II. 2023 Budget Ratification
- III. Adjournment

**PINNACLE RANCH CONDOMINIUM ASSOCIATION, INC.
2021/2022/2023 ANNUAL MEETING AGENDA
MONDAY, FEBRUARY 20, 2023
DIRECTLY AFTER THE BUDGET RATIFICATION MEETING**

- I. Establish a Quorum and Call Meeting to Order
- II. Proof of Notice of Meeting
- III. Approval of 2020 Annual Meeting Minutes
- IV. Report of Officers – N/A
- V. Report of Board of Directors
- VI. Report of Committee- N/A
- VII. Election of inspectors of Election – if there is a contested election
- VIII. Open Floor for Nomination
- IX. Election of Directors
- X. Unfinished Business
- XI. New Business
- XII. Homeowner Forum
- XIII. Adjournment

Pinnacle Ranch Condominiums Association

2023 BUDGET

Board Approved 1/10/23

Members will ratify 2/20/23

	2023
INCOME:	BUDGET
Maintenance Fees (3000)	\$ 978,048
Keys (3500)	\$ 200
Maintenance Reserves (3580)	\$ 3,000
Comcast (3591)	\$ 5,472
Legal Reimbursement (3700)	\$ 1,000
Administrative Fees (3710)	\$ 500
Gate Remotes (3722)	\$ 500
Garage Income (3780)	\$ 25,032
Late Fees (3950)	\$ 1,500
TOTAL INCOME	\$ 1,015,252
EXPENSES:	
OPERATING EXPENSES	
Water (4000)	\$ 130,000
Sewer & Storm Drain (4010)	\$ 95,000
Gas (4020)	\$ 4,500
Electric (4030)	\$ 21,000
Trash / Recycling (4040)	\$ 95,000
MAINTENANCE EXPENSES	
Building Maintenance (5100)	\$ 40,000
Property Maintenance (5130)	\$ 28,000
Streets/Sidewalks/Parking (5150)	\$ 15,000
Snow Removal (5180)	\$ 80,000
Landscape Contract (5190)	\$ 40,880
Landscape Maintenance (5191)	\$ 3,000
Grounds - Irrigation Maintenance (5195)	\$ 7,500
Pool Maintenance (5200)	\$ 9,000
Clubhouse Maintenance (5240)	\$ 15,000
Security Service (5300)	\$ 8,000
Holiday Expense (7650)	\$ 6,000
SUPPLIES	
Pool Supplies (6420)	\$ 2,084
Office Supplies (6460)	\$ 200
ADMINISTRATIVE EXPENSES	
Management Fee (7510)	\$ 51,120
Legal (7520)	\$ 7,500
Audit (7521)	\$ 1,650
Insurance (7530)	\$ 215,000
Postage (7540)	\$ 1,000
Clubhouse Telephone (7541)	\$ 850
Copies/Printing (7550)	\$ 2,000
Miscellaneous (7570)	\$ 5,000
Reimbursable Legal (7580)	\$ 1,000
Collection Fees (8710)	\$ 1,500
RESERVE FUND TRANSFER	
Reserve Contribution (8801)	\$ 128,467
Forgive Due To (8806)	\$ -
TOTAL EXPENSES	\$ 1,015,252
NET SURPLUS (LOSS)	\$ 0

**PINNACLE RANCH CONDOMINIUM ASSOCIATION, INC.
RESCHEDULED 2020 ANNUAL MEETING MINUTES
FOR 2020 ANNUAL MEETING HELD February 15, 2021**

CALL TO ORDER – The meeting was called to order at 6:02 PM by Board President, Yuri Tavbin.

QUORUM – A quorum of 20% of the membership (56) is required to hold the annual meeting. With homeowners in attendance (10) and homeowners represented by proxy (46), a quorum of (56) members was established for the meeting.

PROOF OF NOTICE – Proof of notice was evidenced by the attendance of owners at the meeting and with the mailing validation documents on file at the management office.

2019 ANNUAL MEETING MINUTES – A motion was made, seconded and unanimously carried to approve the 2019 Annual Meeting Minutes as submitted.

BOARD OF DIRECTORS REPORT – Yuri Tavbin reported on 2020 accomplishments as well as the goals for 2021.

HOMEOWNER FORUM – There were questions regarding the pool and exercise room.

ELECTION OF DIRECTORS – There were two director positions open for election. Nominations were requested from the floor – there were none. Nominees who had submitted for reelection included Yuri Tavbin, who introduced himself and expressed interest in re-running for the Board of Directors.

Voting was conducted via voice vote as there were two Director positions available and one candidate nominated. Yuri Tavbin was elected by acclamation.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

ADJOURNMENT – There being no further business to come before the membership, and upon motion made, seconded, and unanimously approved, the meeting was adjourned at 6:21 pm.

Approved by Membership_____

PINNACLE RANCH CONDOMINIUM ASSOCIATION

PROXY FORM

PROXY -- For the Annual Meeting of the Pinnacle Ranch Condominium Association to be held Monday, February 20, 2023 at 6:00 pm. Please return by Friday, February 17, at 5:00pm.

(PLEASE COMPLETE ALL BLANKS)

I/We _____, being the owner(s) of the property located at _____, in Pinnacle Ranch Condominium Association, do hereby authorize and appoint the following:

Circle A or B – If no option is chosen, option B will be considered your selection by default.

- A. I/We hereby appoint _____ to be my/our proxy, with full power of substitution, to represent me/us, or in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed for all units owned by me/us. This Proxy shall remain in full force and effect until the Annual Meetings have been completed, but not longer than 11 months from the date shown above.

- B. I/We grant my/our proxy to the President of the Association to represent me/us, or in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed for all units owned by me/us. This Proxy shall remain in full force and effect until the Annual Meetings has been completed, but not longer than 11 months from the date shown above. If the President is unwilling or unable, then I/we grant my/our proxy to the Secretary of the Association to cast my/our vote for all units owned by me/us as directed by the Board of Directors.

Date Signature of Owner

Date Signature of Second Owner (if applicable)

Mailing Address (if different from above unit address):

Email Address (es): _____

Please return this form in one of the following ways:

Mail:

**Pinnacle Ranch Condominiums Association c/o Westwind Management Group LLC
27 Inverness Drive East, Englewood, CO 80112**

Email : pinnacleranchcondo@westwindmanagement.com

Fax : 303-369-0007