

PHOA MEETING Minutes, January 6, 2020

Attendees: Bruce, Carl, Christine, Geoff, Jason, Joel, Judy B., Judy M., Karin, Kim, Roger and Stephen

Prior to the official start of the meeting, the President welcomed Geoff and Jason, the two PHOA Board members elected at the Annual Meeting.

The meeting was called to order at 7:09 pm by the President.

As the first order of business, the meeting agenda was unanimously approved.

As the next order of business, upon motion duly made and seconded, the Board approved the minutes of November 4, 2019 meeting.

Thereafter, upon motion duly made and seconded, the officers of the PHOA (Mr. Hutchison as President, Ms. Thomas as Vice President, Mr. Smith as Treasurer, and Ms. Benson as Secretary) were unanimously elected.

ACC Report

Mr. Carlson described ACC activities in December, including realtor queries around building an additional structure on a property and its potential contravention of covenants, and approval for several roofs. He described a violation of hillside regulations and lack of approval by the ACC relating to another property as well as subsequent actions by the City. Discussion ensued about realtor inquiries and informing them of covenant requirements, that flag lot driveways are private property, and parking on vacant property.

Treasurer's Report

The Treasurer noted that detailed financial information had previously been sent to the Board members, and commented on the limited expenditures for office supplies, police patrols and the printed newsletter in December.

Director Reports

- a. Social Events Report – Ms. Crown and Ms. Thomas discussed the upcoming Membership Drive Social at Arceo's on Thursday, January 16 from 4 pm – 7:30 pm, and related thereto, the cost per person and a reduction in the estimated number of people to avoid having the PHOA pay for excess food;¹ the overall cost of the event; coverage by members of the Board whose responsibilities will include (but are not limited to) processing of membership and trash service payments; requisite supplies; and the posting of signage informing attendees about photography to be taken and used for upcoming PHOA communications. It was agreed that Board members would be easily identified with name tags prepared by Ms. Young that included their name and the logo *Promoting Community*.
- b. Secretary's Report – Nothing to report.
- c. Membership Report – Ms. Young noted that current membership statistics had previously been sent to Board members. She explained the protocol and related controls for the processing of membership and trash payments as well as retention of supporting electronic and paper documents. Discussion ensued about the number of PHOA residents who have already submitted their annual payment, and the substantial growth in membership – from approximately 150 six years ago to 494 at year-end 2019, as well as the substantial savings for obtaining trash pick-up services under the PHOA's group rate. The group also discussed potential approaches to other Pinecliff (non-renter) residents to become PHOA

¹ If additional food is required, it will be provided at no additional cost.

members, associate membership for residents of newer abutting area with HOAs, revival of the Warm Pie Welcome, and benefits of membership in the PHOA.

- d. Trash Service Report – Ms. McBride commented on an email sent to the Board with membership statistics, reported that the contract with GFL (formerly Bestway) had been signed, and described the recycling cost increase of \$2.00/month effective on March 1 to PHOA members due to higher processing costs by the recycling center and lack of global demand, as well as the modest trash increase that will be effective March 1, 2021. She commented on impending updates to the website and PayPal for the new rates, as well as a refresh of the FAQs and other trash-related pages on the PHOA website. She described the protocol when neighborhood roads are not sufficiently passable for trash/recycling pick-up on Tuesdays, which also was described in the recent newsletter. Discussion ensued about bear resistant trash receptacles, and area sweeps to ensure that trash/recycling receptacles are properly stored and thereby comply with covenants.
- e. Criminal Activity and Roads Report – Mr. Peterson summarized the materials that had been sent to Board members previously, including the timing of the January patrols and the February patrol requests, described the six police events in December versus an average of more than 13, and three service requests. Discussion ensued about street plowing and the challenges with north-facing streets, and the recent necessary removal of a tree in the park.
- f. Communications Report – Mr. Prime commented on the recent release of the newsletter; thereafter the Board discussed and complimented the new design and improved readability. It was agreed that next week's newsblast would be a brief reminder about the Social at Arceo's.
- g. President's Report - Mr. Hutchison reviewed the first pass 2020 Calendar of Events and the Administrative Calendar. He noted that most Board meetings will be held on Monday evenings, and commented that the date for Movie Night needed to be fixed. In that latter regard, the Board suggested that the earlier darkness in September would permit an earlier start to the event. The Board also discussed other refinements to the Administrative Calendar, including all control protection actions. The President reminded Board members to advise Mr. Amerine of website changes, such as the updating of the trash FAQs (discussed previously).

NEW BUSINESS

Discussion ensued about the merits of reviving the PHOA's Warm Pie Welcome program, including the prior response rate, the opportunity to provide another food option to mitigate the challenge of transporting a warm pie, the appropriateness of including several Board members in the introductions, reminder about the code-enforced community, and introductory Warm Pie communications. The Board also agreed that Mr. Dilger's title should be 'Director-at-Large.'

There being no further business, the meeting was unanimously adjourned at 8:30 pm.

Respectfully submitted,

Judith K. Benson