

## **PHOA BOARD MEETING Minutes, May 13, 2024**

Attendees – Board members Becky, Chris, Christine, Judy, Julie, Karin, Kris, Rob, and Tony (for Jim)

The meeting was called to order at 7:07 pm and was conducted in person.

As the first order of business, the minutes of the April 8 meeting were approved with Kris abstaining since he was unable to attend that meeting. As the next order of business, the meeting agenda was approved.

At 7:08 pm the Board adjourned to Executive Session, and reconvened the meeting at 7:12 pm.

### **Committee Reports**

It was noted that Committee reports had been sent out in advance.

**ACC** – In addition to summarizing the report, Tony indicated that members of the ACC would be looking for dead trees starting over the next month. Discussion ensued about requirements for the approval of sheds. Tony indicated that the shed normally must be attached to the house and that the shingles and siding must match to look like a part of the home; a *Tuff Shed* or the equivalent would not be approved. The Board also discussed yards that had fallen into disrepair; Tony described the ACC's ongoing surveillance and discussions with homeowners. The ACC urges neighbors to speak directly with the nearby residents with whom they have an issue.

While he did not have an update on the database, he noted the increased efficiency if the database can be scanned for the history of each property.

Tony departed the meeting at 7:32 pm.

**Communications** – Discussion ensued about the need for a NewsBlast to inform HOA members about the June 5 Dumpster Day from 9 – 11 am, participation by Goodwill, staffing and impermissible items such as mattresses. Discussion ensued about staffing details for Dumpster Day, as well as a promotion of the Garage Sale on June 22 to be managed by Beth Leake and the non-responsibility of the HOA/Board beyond that communication. Another reminder will deal with the mandatory sign-up for Chipper Week and that the first of two sessions in 2024 will be the week of June 17.

Upon motion duly made and seconded, it was unanimously

**Voted:** To authorize the expenditure of up to \$50 for related signage.

Rob agreed to compare the contact lists for NewsBlasts and Connections.

Upon motion duly made and seconded, it was unanimously

**Voted:** To accept the resignation of Stephen Prime as Vice President and Communications Director and to elect Rob Curtis as Vice President and Communications Director effective immediately.

**Membership and Trash** – Julie reported that the renewals were completed except for a few that were ongoing. Discussion ensued about the inability to issue pro rata invoices so any reimbursements will be handled manually. New keys for the mailbox had been ordered and the list of HOA Board members with access had been updated to include only Julie, Christine and Kris.

**Parks and Wildlife** – Chris reported that the cost of trees for Pinecliff Park would be \$750 per tree, including installation. Discussion ensued about the recommended number of trees (5 or 6), and whether the HOA could put in the trees on its own or as an Eagle Scout project (for example). The Community Engagement Officer suggested the need for a site survey. Chris agreed to speak with the park rangers about potential solutions.

**Finance** – Kris reported that the audit for the main HOA accounts had been completed.

**Social** – Karin provided an update on Food Truck Tuesday for 2024, Yoga in the Park, Movie Night and the ice cream social.

**Development** – Becky provided an update on the Wentwood development, which now includes a potential of 14 homes. Details concerning the updated filing were not yet available. She also discussed the Baymont hotel conversion and the need for better pedestrian walks.

**Traffic and Safety** – Carl was away but sent his report electronically to the Board on May 1. He noted that CSPD had updated their March police event numbers to nine incidents. In addition, there were 12 police events in April. The May police patrol is scheduled on the 25<sup>th</sup>. No service requests were submitted to the City in April.

#### **Other Business**

- **Solar Light** – With the solar light on the Pinecliff entrance sign gone, it was agreed that a replacement would not be pursued.
- **Gazebo at Pinecliff Park** – It was noted that there was some increasing rot on the gazebo at the Park. It was agreed that some repairs/painting would be an appropriate activity during Creek Week.
- **Use of Goats** – An HOA member had asked about the use of goats in Pinecliff but it was noted that there is (a) insufficient land with each residence, (b) no ability to confine a goat to one yard, and (c) the risk of a goat eating other vegetation. Following discussion, it was decided that this should not be pursued.
- **Continuation of Zoom** – It was agreed that the HOA would continue its Zoom membership at a cost of approximately \$200/year since it allows for well-attended Board meetings during the winter months.
- **Downed Tree** – In response to a request by an HOA member about covering the cost of a downed tree, it was noted that HOA membership does not include such coverage.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:03 pm.

Respectfully submitted,

Judith K. Benson  
Secretary