

PHOA BOARD MEETING Minutes, January 12, 2025

Attendees – Board members Becky, Carl, Christine, Kris and Rob. Jim and Laura attended on behalf of the ACC.

The meeting was called to order at 7:05 pm and was conducted in person. In the absence of the Secretary, the President kept the notes; the Secretary subsequently drafted the minutes.

As the first order of business, upon motions duly made and seconded, it was unanimously:

Voted: To elect Christine Thomas, President; Rob Curtis, Vice President; Judith Benson, Secretary; and Kris Kaltenbacher, Treasurer, for calendar year 2025.

Voted: That the respective Board members retain their existing Committee roles for calendar year 2025.

Thereafter, the meeting agenda and the minutes of the November 11 Board meeting were approved.

At 7:06 pm the Board adjourned to Executive Session, and reconvened the meeting at 7:15 pm.

Committee Reports

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

ACC – Jim and Laura described a long list of ACC activities and related approvals. They noted violations for an STR on Popes Valley Drive, documented the violation subsequent to the amendment change, and indicated that they would work with the City's Code Enforcement Division. Discussion ensued about parking violations, including potential legal action for one Pinecliff resident. The ACC agreed to obtain additional information on the process and cost, after which the Board would approve the expenditure.

Andy Knight, retired Army, has joined the ACC. Kait will help with the ACC database and other technology-related matters. It was agreed that the provisions in the covenants for each filing should be made legible and include searchable cross-references to determine permissible and impermissible activities into each filing.

Communications – Rob reported on the release of the year-end newsletter and cautioned about the number of newsblasts that are sent. Priorities for the next newsletter included safety, wildlife, speed limit and ACC responsibilities. Following discussion, it was unanimously:

Voted: To prepare and send by US mail a letter to HOA members in the spring addressing the items listed above.

Finance – Kris reported that the 2025 budget has been entered online, commented on the closed Clover charge, noted that the HOA taxes will be completed in February, and requested approval to reinvest the proceeds in another similar CD. Following discussion, it was unanimously:

Voted: To authorize the Treasurer to reinvest the proceeds of the maturing \$50,000 (plus accrued interest) CD in another CD with similar maturity and terms at an FDIC-insured institution.

Trash and Membership – Julie reported that the trash and membership mailing was ready to be dropped, and that the due date for sign-up would be February 20.

Traffic and Safety – Carl described the increase in off duty patrol costs for 2025. A point was raised regarding cigarette smoking and suspected pot smoking at the intersection of Point of the Pines and Elkton and the related potential fire hazard. Following discussion, it was unanimously:

Voted: To approve an expenditure of up to \$500 for two off duty police patrols specifically focused on the pot smoking at the intersection of Point of the Pines and Elkton.

Development – Becky commented on various development activities, including that the former Drifters restaurant location will be converted into a Murphy's gas station and the proposed discussion with the City Planning Department about underground gas tanks near a water treatment area, as well as the pre-application to build another gas station and food drive-through at the intersection of Forge and Garden of the Gods. Discussion ensued about traffic issues on Rusina and Chestnut. She also noted pre-applications to convert TownPlace Suites to residential and split the Arceo's lot; approval for Quite Time on Ute Valley and the one year time to file the plat for 13 homes after which the building and fire issues will be discussed.

Other Business

- The calendar of events will be reworked.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Judith K. Benson
Secretary

As pre-approved by Christine Thomas, President