

PHOA MEETING Minutes April 1, 2019

Attendees: Bruce, Joel, Judy (McBride), Carl, Hollis, Kim, Karin, Roger and Judy (Benson).

The meeting was called to order at 7:10 pm.

As the first order of business, the Board approved the meeting agenda. It was noted that the minutes of the March 4 meeting were approved by a majority of Board members via email.

President's Report

The President first presented the fire mitigation plaque he received from the City's Wildfire Mitigation Champions Workshop, described the group award to the Friends of Ute Valley Park (Chris and Dan), and commented on the award *sweep* to the PHOA.

The President next described a proposed Colorado Springs ordinance allowing Accessory Dwelling Units ('ADU') in single family neighborhoods, which would encompass tiny homes or a second conventionally constructed house on the property and short-term rentals, and a recent meeting that he had attended on this matter. Discussion ensued about the definition of an ADU, its applicability for duplexes/multi-family and single family dwellings, parking and residency requirements, the concerns raised about such an ordinance, and the lack of awareness by city residents. It was noted that the City Council deferred further consideration until the May meeting. He noted that additional details would be included in the newsletter.

The President then described the suspicion of a marijuana grow house in Pinecliff, and the small number of plants to avoid the grow house definition. It was agreed that this topic would be addressed in the upcoming newsletter in order to raise awareness.

The President next confirmed that the annual registration of the PHOA for 2019 had been completed with the Colorado Secretary of State's Office.

The President then recommended that the annual Council of Neighbors and Organizations membership dues of \$75 be approved, and described the worth of this organization. A vote authorizing that payment was unanimously approved.

Discussion next ensued about the status and pending confirmation of Steve Prime, a potential Board member, and his proposed duties. It also was noted that Hollis would be stepping off the Board due to her impending move, and that there would be a recognition either at the next Board meeting or an earlier date to be determined.

Thereafter it was unanimously agreed that the final meeting minutes approved by the Board, newsletters and newsblasts would be posted on the website for the prior two years plus the current year.

ACC Report

The Committee described a number of recent activities that require ACC approval, including the design of a proposed home construction and observation of a height requirement of the city; permitted pets;

and the installation of solar panels, roofs and other exterior projects including the construction of exterior walls. It was also noted that the Committee would be soliciting additional members, which would be detailed in the upcoming newsletter. Letters were sent to 18 PHOA members about trash can visibility, for which no responses were received. It was agreed that the newsletter would include articles about (a) trash can street visibility and preferred interior location to deter animals, and (b) the city's code enforcement website where violations (as well as pothole reports) could be submitted directly by PHOA members.

Treasurer's Report

The March Treasurer's report was presented, which included current membership and trash account balances, and the few recent payments (e.g., Colorado Springs Police for police details). The Treasurer then requested permission to set up Bill Pay with the bank of account. Discussion ensued about the advantages of such an account, including timely notifications of activity. It was agreed that prior to a vote by the Board it would be appropriate to have a discussion with the accountant for the PHOA as a part of a review of accounting and control procedures.

Old Business

- a. Newsletter Articles – Articles will be due on Wednesday, April 17; the issue will be emailed to PHOA members on/about April 22. Other articles not previously discussed to be included may be the 'Free Little Library,' repaving of Point of the Pines Drive, requests for status letters, sale of Bestway, and details about the ADU.

Other topics, such as the upcoming neighborhood events, were covered in New Business.

New Business

- a. Neighborhood Clean-up – Will be held on Saturday, May 18; Brad will lead
- b. Garage Sale – Will be held on Saturday, June 22; Bruce will oversee
- c. Dumpster Day – Scheduled for Monday, May 20, and will be overseen by Brad
- d. Summer Kickoff Party – Chris and Karin will coordinate this event, which will be held on June 14. An update will be provided at the next meeting, including the hiring of a band for the event.
- e. Newsblast Articles – It was agreed that the newsletter would supersede the need for any newsblasts in April.

Director Reports

- a. Criminal Activity and Roads Report – Carl detailed current patrols and the May patrol request; reviewed recent criminal and other reported activity, and noted that officers on police details in the neighborhood have discretion to write tickets for speeding; described the pothole repair requests, all of which have already been fixed; noted the timing of the Point of the Pines repaving; and described actions related to a homeless man in the area.
- b. Membership Report – Kim noted the 483 members as of March 31, and commented on the 7 status letters (6 Kim and one Bruce) issued during the month following title company requests resulting from a law that went into effect in January under which HOAs must give certain information to buyers. Discussion ensued about a request to the state stipulating the information that a voluntary HOA must provide.

- c. Trash Services Report – It was noted that March continued to be a busy month and focused on residents who had not yet paid the annual fee, and the cancellation of one account for non-payment. Discussion ensued about the requirement of HOA membership in order to obtain trash services; the 462 members who obtain trash services; the five members who started trash services in March and the two who will commence in April; a scheduled meeting with Bestway to discuss service satisfaction; and next steps with regard to trash contract renewal following contract expiry at the end of February, 2020. It was further noted that the Board would be looking for a successor to Hollis, who also would support the HOA trash supervisory activities.
- d. Social Events Report – It was agreed that additional details would be provided at the May meeting.
- e. Secretary’s Report – No additional information to report.
- f. Website Access - The Board discussed notifications and procedures to cancel access to the website by former HOA members. It was agreed that the realtor who provides periodic closing information for the newsletter would be approached about providing monthly lists in order to ensure that access is current.

There being no further business, the meeting was unanimously adjourned at 9:06 pm.

Respectfully submitted,

Judith K. Benson