

PHOA BOARD MEETING Minutes, April 14, 2025

Attendees – Board members Becky, Chris, Christine, Jim, Judy, Karin, Kris and Laura

The meeting was called to order at 7:05 pm and was conducted in person.

As the first order of business, the meeting agenda and the minutes of the March meeting were approved.

At 7:07 pm the Board adjourned to Executive Session and reconvened the meeting at 7:20 pm.

Committee Reports

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

ACC – Jim described recent approvals and commented on other actions, including the challenge with obtaining insurance for certain roofs, enforcement actions with the city, notices involving impermissible activities, and the need for bearproof trash cans.

Discussion continued about smoking in proximity of the assisted living complex at the corner of Point of the Pines and Elkton, as well as on city streets and affected areas such as Sunbird Cliffs. Fire station #9 is involved, with uniformed firemen discussing safety; it is their intent to show up unannounced periodically. Education had previously been provided under the aegis of the use of fire extinguishers. The Board confirmed the lack of jurisdiction by the HOA.

Membership and Trash – In Julie's absence, Christine reported that membership stood at 514. Discussion ensued about outreach to new neighbors to explain the benefits of membership. Discussion ensued about residents who are not taking advantage of the discounted trash rates and the distribution of postcards describing the benefits and cost savings.

Parks and Wildlife – Chris reported on work orders related to a banged up pole and gazebo repairs, but had not heard back. He noted that the water in the fountain had been turned on but commented that the leak had not been fixed. He also observed that garbage at the park is being picked up.

Social - Karin commented that all food trucks for 2025 had been arranged and that the ice cream social was set. Karin also described the status of Movie in the Park for 2025, commented that the HOA needed to either rent or buy equipment, noted that there was a screen and indicated that she would be following up with a volunteer who would set up and run the movie. Discussion ensued about the merits of renting or buying the equipment; it was the sense of the Board that the preference would be to rent. It was also agreed that a teaser for summer activities would be distributed as a Connections in early May.

Development – Becky reported that the Sunbird development was on hold and that she would follow up with the owner. She also commented on the trucks parking under the canopy at the Amazon facility, but had no information on if or when the facility would be opened.

Other Business

- **Yoga in the Park** – Discussion ensued about offering Yoga in the Park again this summer, with the potential to have a morning class one week, alternating with an evening class the next week. It was agreed that the amount budgeted would be confirmed and that no further action would be taken pending discussion with the potential instructors.
- **Status of Proposed Tech Center Drive Land Sale** – Christine reported that she had spoken with the Parks Department and that purchase of the property was continuing to be pursued. She noted that contact had not

yet been made with the Palmer Land Trust or Lida Hills for additional help. She commented that she had reached out to the property owners, but had not heard back.

- **Friends of Ute Valley Park** – Christine described a 3-day, 3 parks event on April 25 – April 27 and noted that the event would be at Ute on April 27. She also commented on a recent Saturday community outreach event at Ute that was well attended (50 people) and well received, including by folks unfamiliar with Ute. A meeting was scheduled for the following Tuesday with the park ranger about future work.
- **Searchable .pdf for Covenants** – Christine agreed to reach out to Jeff to explore the feasibility of searchable .pdfs and the cost so that the spend could be authorized and the budget amended.
- **HOA Audit** – The HOA audit would be completed the week of April 28. Since the by-laws require two ‘auditors,’ the HOA is looking for volunteers to help out once a year.

Following motions duly made and seconded and unanimously adopted, the meeting was adjourned at 8:04 pm.

Respectfully submitted,

Judith K. Benson
Secretary