

PHOA BOARD MEETING Minutes, August 8, 2022

Attendees – Board members Becky, Carl, Judy, Julie, Karin, Kris, Steve and Stephen. Also present was Tony Jacobs, representing the ACC. In the absence of Christine, Stephen chaired the meeting.

The meeting was called to order at 7:06 PM.

It was agreed that the first order of business would be Tony's presentation of the ACC report. Tony described typical ACC issues, and indicated that most are easily handled. He commented that the ACC encourages complainants to speak directly with their neighbors. If an ACC issue persists, the ACC tries to remediate the issue without animosity. Discussion ensued about litigation brought by the ACC/HOA over the past 10 years, as well as cost and status. Tony reminded Board members that covenant rules apply whether or not the homeowner is a member of the HOA. Discussion continued about ongoing issues with one homeowner; it was agreed that the ACC would provide a status update and recommendation to the Board at its September meeting about next steps. Tony left the meeting at 7:29 pm.

As the next order of business, the minutes of the July meeting were unanimously approved, which reflected some clarification language about the June Traffic & Safety report. Thereafter, the Board adjourned to Executive Session at 7:30 pm and reconvened the Board meeting at 7:36 pm.

The Board then discussed the status of the investigation into the branch dumping on Popes Valley at the entrance to Pinecliff on city property, and instructed that the next Connections should include reminders about Movie Night and the final food trucks of the season.

Committee chairs provided updates to complement pre-meeting mailings:

- **Communications** – Stephen reported on 2 Connections and one NewsBlast during July and commented on the high 'open' rate for the NEWSblast.
- **Development** – Becky provided updates on the potential traffic congestion on/near Garden of the Gods and the I25 on-ramps (including on-ramp length); advised that she had requested traffic counts at Rusina and Elkton to provide a baseline; and noted the timing of lights at Chestnut at the Garden of the Gods intersection. The Board discussed the status of the Amazon 'last mile' distribution plant and the pending In and Out Burger.
- **Finance** – Kris reported on monthly expenditures, which were in line with the budget and reflected in the July financials, commented on the current cash reserves, and noted that Safety invoices and payments were current. He commented that the Hyfin paperwork has been signed [for the HOA to accept credit card payments for membership and trash] and indicated that the next step would be training for Julie, Chris and himself. He noted that after diligence on policy coverage, commented on the modest proposed premium increase from \$1,527 to \$1,603, and recommended that the annual liability insurance premium be approved. Thereafter, upon motion duly made and seconded, it was unanimously

Voted: To approve the payment of \$1,603.00 to cover the PHOA liability insurance premium with USLI for the upcoming one-year period of September 1, 2022 to August 31, 2023.

- **Membership and Trash** – Julie reported that she had requested rates from GFL for the next several years [current contract expires at the end of February 2023]; while the respective potential increases for trash and recycling are anticipated to be not more than 4-5% each, she was awaiting the final numbers. Julie noted that while GFL is 'not perfect,' they respond when there are issues and that overall the relationship is going well. Following discussion, it was the sense of the Board that the current fees were attractive for the almost 500 HOA participants in the program. If the increase was reasonable for the next contract period, there would not be a need to go to RFP or contemplate changing service providers particularly given the challenging logistics to make such a change.

- **Parks & Wildlife** – Steve described the upcoming clean-up on September 24 as a part of Creek Week, and indicated that details would be included in the upcoming NEWSblast. He requested that the Board approve an expenditure of up to \$50 to pay for refreshments for the clean-up volunteers. Following motion duly made and seconded, it was unanimously

Voted: To approve the expenditure of up to \$50 for refreshments for the Creek Week volunteers.

- **Social Activities** – Karin described the upcoming Movie Night and indicated that Pops would be returning to serve hotdogs. As agreed at the prior Board meeting, Karin negotiated a price of \$3.25/hotdog for 200 hotdogs with Pops. She indicated that Drew Hutchison had purchased a projector, the movie Encanto had been purchased for \$19, and the Porta Potty is included in the GFL contract so that the only expense would be the hotdogs. Following discussion, it was unanimously

Voted: To approve the expenditure of \$650 to cover the cost of up to 200 hotdogs.

- **Traffic & Safety** – Carl described the police events in July, commented that off-duty patrols had been obtained for August, and stated that the monthly request for officers in September had been drafted and that it included language about a focus on speed prevention. He updated the Board about requests for service by the City, including one about a pole attached to a CSU meter with a water transmission antenna, two requests for potholes which were filled, and a request to fix an off-kilter water main on Golden Hills. He elaborated on the outreach to Code Enforcement about the wood piles east of the entryway sign on Popes Valley Drive, and indicated that a reply had been received detailing that Code Enforcement would contact Forestry to see if they would take care of pick-up. As of July 26, Code Enforcement was waiting for a reply. Finally, he described two new 25 mph traffic signs on Golden Hills.

New Business

The Board discussed the following topics:

- **Proposal for HOA Dues Increase** – The Board discussed at length the rationale for an increase after 10 years of no change, including (but not limited to) inflation, support of ACC activities, social events, increase in insurance premiums, safety patrols, and credit card fees. Thereafter it was unanimously

Voted: To recommend that a motion be put forth at the Annual Meeting requesting a \$10 increase per PHOA member household.

- **Annual Meeting** – A communication would be sent to all HOA members about the proposed change in membership fees, which requires 30-day notice per the By-Laws. A majority of the attendees at the Annual Meeting must vote in favor of the change for it to become effective.
- **PHOA 2023 Budget** – The Board reviewed the proposed FY 2023 PHOA budget and agreed that a contingency line should be included. Following discussion, it was unanimously

Voted: To approve the fiscal 2023 PHOA budget with the agreed-upon changes.

- **PHOA Signs** – The working group presented their recommendations to update the signage for Clean-up Day, Dumpster Day, Ice Cream Social, and Movie in the Park (among others) to improve visibility and readability. After extended discussion about the condition of the current signage and consideration of various color and material combinations, it was unanimously

Voted: To approve an expenditure of up to \$1,000 for 13 aluminum composite, double-sided signs, and to approve an expenditure of up to \$2,000 for two sign frames, including installation.

It was further agreed that there be further negotiations with the signage company to see if the estimate could be improved, given the volume of work contemplated. Kris indicated that he would update the budget to reflect these additional expenditures.

It was agreed that the next meeting would be held on Monday, September 12 at 7:00 pm.

There being no further business, following motion the meeting was adjourned at 9:14 pm.

Respectfully submitted,

Judith K. Benson