

PHOA BOARD MEETING Minutes, April 11, 2022

Board Attendees – Becky, Carl, Christine, Jim, Judy, Julie, Karin and Stephen

The meeting was called to order at 7:09 pm and was conducted in person at Christine's home.

As the first item of business, the meeting agenda was unanimously approved. At this point the Board moved into Executive Session and then reconvened at 7:28 pm.

As the next order of business, the minutes of the March meeting were unanimously approved.

Christine next reported that CONO dues no longer were required, and that Bronwyn was trying to bring a CONO representative to the May meeting. She noted that Kris was working with Judy McBride, the PHOA bookkeeper, indicated that one duplicative report would be eliminated, and commented on the popularity of the budget versus actual financial statement.

Board members next provided additional comments on various Committee activities; written reports had been distributed in advance of the meeting.

- ACC – Jim described an increase in requests for approval for various projects, commented on the types of projects residents wanted to undertake, and indicated that it would be appropriate to include an educational article in the upcoming Newsletter and on the website describing the ACC approval process. He commented on a hand-delivered second notice concerning a covenant violation which may require legal action if a third notice is required and described other homes with covenant challenges and the potential need for legal support. Following discussion, Jim departed the meeting at 7:43 pm.
- Communications – No NewsBlasts or Connections had been sent in March. Stephen commented on the articles for the upcoming Newsletter, which would be sent out electronically on/about May 6, and noted that Dumpster Day on May 23 (including comments on hazardous waste) and the Garage Sale on June 11 would be publicized.
- Trash – Julie reported on a renewal rate of 498 homes, with only 17 PHOA members who declined trash. She indicated that Paul had consolidated the trash and membership records into a single spreadsheet and updated email addresses. She observed that trash service was running smoothly, and that the 3-year contract would expire at the end of February 2023. Discussion ensued about the start-up challenges of switching vendors, the need for an online payment solution to handle trash and membership payments, communications with new homeowners about trash services and the means to identify those individuals, and the renewal process for late payers, including potential termination. Christine agreed that she would follow up about online payment options now, given the time commitment at renewal time to process all payments.
- Social – Karin reported that all dinner slots for *Food Truck Tuesday* had been filled, and that she was working on dessert trucks. Discussion ensued about the optimal night for *Movie in the Park* to ensure sufficient darkness; thereafter, it was agreed that this should occur on August 26 with an event start time of 6:30 pm and include a 'kid friendly' movie and kid-size hotdogs. She noted that the PHOA paid \$625 for up to 250 hotdogs, and that approximately 187 were sold; it was agreed that she would pursue this vendor given the high quality of the food offerings. It was further agreed that the next *Care and Share* food drive would be held in the fall. Christine described the two 'little libraries' in the neighborhood, and agreed to see if either/both should be promoted.
- Trash and Public Safety – Carl reported on police events in March, described the police patrols for April and the requested details for May, and commented on the status of recent pothole requests. He noted the roads

being added to the repaving list, and provided an update on the repaving project. After completion of this year's repaving, there will only be 10 roads remaining (of the 24 in the HOA).

- Development – Becky provided an update on the AMR/Schram project, including the lack of notification to the PHOA and subsequent discussions to ensure that the PHOA is included in all future communications (attention: Christine Thomas). She noted that the City is updating its code for notification of major developments (from 500 to 1,000 feet). When any home in the PHOA is notified of a development, the PHOA must be notified as well. Discussion ensued about the Amazon last mile distribution center, concerns about traffic, and the City's responsibility to protect the neighborhood. Since a previously approved expenditure of \$169 had been approved by the Board to pursue the receipt of documents from the Planning Commission is no longer required, it was unanimously:

Voted: To rescind PHOA approval for an expenditure of \$169 to the City of Colorado Springs or a Committee/Council thereof (such as the Planning Department) so that the Board is able to receive requisite documents.

She also described the algorithmic timing of the light on the southbound on ramp to I-25 and additional testing underway. She indicated that if there is no action to shorten times, the next step would be a 'letter to the editor.'

Other Business

Wentwood Development – Discussion ensued about the status of project approval and required egress, and that the City would have no obligation to pay for infrastructure on City property (Ute Valley). Christine agreed to follow up.

Chipper Program – A postcard will be sent out several weeks in advance of the July 5 – July 9 program dates, with a clear reminder that residents must submit requests for pick-up in advance.

Dumpster Day – The truck location will be adjacent to 825 Point of the Pines.

Garage Sale - It was agreed that there would not be an ad in the Gazette.

Other Event Dates: Garage Sale – June 11; Ice Cream Social – July 9 from 2-4 pm, and Movie in the Park – August 26. Following discussion about posting signage for selected events on Point of the Pines and Popes Valley, it was unanimously:

Voted: To approve the expenditure of up to \$150 for signs to promote various PHOA activities.

There being no further business, the meeting was adjourned at 9:03 pm.

Respectfully submitted,

Judith K. Benson