

PHOA BOARD MEETING Minutes, February 16, 2026

Attendees – Board members Becky, Carl, Christine, Judy, Julie, and Rob, and Laura (representing the ACC).

The meeting was called to order at 7:10 pm and was conducted in person. At the start of the meeting, the Board honored the memory of Kris' son, Kyle, and Jim's brother-in-law.

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

At 7:17 pm the Board adjourned to Executive Session and reconvened the meeting at 7:25 pm.

Committee Reports

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

ACC – Laura provided an update on various recent actions, including a fallen tree, clean-up of cars, and a mailbox rebuild, among other ACC matters.

At 7:33 pm Karin joined the meeting.

Laura also reported that as a Colorado Springs citizen (and not as an ACC member), she had reached out to Dave Donaldson regarding pot smoking adjacent to the assisted living facility.

Christine noted that she will be approaching several folks to join the ACC.

Membership and Trash – Julie reported that as of late that afternoon 170 residents had not yet paid their membership and trash fees and that she expected a flurry of activity after the deadline. After a lengthy discussion about Julie's time commitment to tracking down and handling latecomers, it was agreed that a reminder postcard would be printed, with the messaging of required payment by March 10 or membership and trash pickup would be cancelled. For 2027, the deadline will be enforced and if late, a penalty will be assessed. Thereafter it was unanimously:

Voted: To spend \$250 for the cost of printing reminder cards and postage relating to 2026 Pinecliff membership and related trash dues.

She also noted that a minimum 3-month out-of-area service suspension policy had proven effective in her workload as a volunteer.

Traffic and Safety – Carl described the 5 police events, and comment that the March police patrol had been requested. He also spoke about the bicycle found in the Park and indicated that the police would be coming by. Pending that police visit, it was agreed that a NewsBlast would be the next step to try to find the rightful owner.

Social – Karin reported that there were only four unfilled food truck slots and confirmed that the ice cream purveyor had been confirmed for both the Ice Cream Social and Movie Night.

Development – Becky reported that there had been no movement on the Arceo's/hotel petition or the proposed conversion of the other hotel on Rusina, which might require a variance for use. She noted that the former Baymont Hotel is now a detox facility and described the proposed homeless facility conversion at North Park (across from Belle Vita) and the requirement that prospective residents must ask to be admitted. She also described the addition of a fence on the median at Garden of the Gods from North Park to I25 to prevent jaywalking; also under consideration was the section from I25 to Chestnut.

Other Business

Christine described:

- Ongoing work related to 0 Tech Center. The Palmer Land Conservancy does not have the money or staff to do the requisite mapping.
- Rezoning of 200 acres in Ute Valley Park and the miscommunicated reference to residential property.
- Challenge with the building of homes on Wentwood and the several changes in ownership in the past.

There being no other business, following motion duly made and seconded and unanimously adopted, the meeting was adjourned at 8:34 pm.

Respectfully submitted,

Judith K. Benson
Secretary