

PHOA BOARD MEETING Minutes, February 13, 2023

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

The meeting was called to order at 7:03 PM and was conducted virtually.

As the first order of business, the agenda for this meeting was approved as presented, and the minutes of the January meeting were approved. Thereafter, the Board adjourned to Executive Session at 7:03 pm and reconvened the Board meeting at 7:17 pm.

COMMITTEE REPORTS

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

ACC – Jim reported that this is normally a slow time of year for ACC project approval requests. He described the items in the current report, noted disapprovals, and commented that solar panel requests normally will not be disapproved. Discussion ensued about the potential need for a letter from HOA counsel to one neighbor, which would be preceded by a further discussion with this resident and mention of approval of legal authorization. Thereafter the Board unanimously

Voted: To authorize the expenditure of up to \$1,000 for legal fees in connection with the aforementioned issue.

At 7:29 pm Jim left the meeting.

Communications – Stephen indicated that there had been two NewsBlasts in January focused on membership and trash renewals.

Membership and Trash – Julie provided an update on the status of membership and trash renewals, indicated that 108 people had not yet paid, and described the 10 new members, 7 of whom had GFL previously contracted with GFL on their own. Discussion followed about installing balloons at the entrance signs to increase awareness of the renewal process, as well as future communications with those who had not yet signed up and move-ins who might not be aware of this benefit. Julie commented on the efficiencies from the online sign-up and noted that the \$10 annual membership fee increase more than covered the cost. She added that this has been the easiest year for renewals with the acceptance of credit cards. Kris commented that the fees for this service in January of 3.8% were within his estimated range.

Julie indicated that GFL has raised the individual rates significantly, and described the magnitude of the savings through the HOA. She added that GFL did not raise the Association's rates in this contract renewal. Becky indicated that after the drive is complete, she will be able to match the Assessor's list with the membership list.

The Board discussed the trash and garbage bins left outside at a residence over an extended period and the lack of payment. Julie indicated that she contacted the party numerous times and received only a single callback about payment; she has now advised GFL to remove the bins.

Finance – Following discussion at a prior meeting about bonding of the Treasurer, Kris indicated that he had forwarded the insurance policy to Carl for review, and commented that the HOA treasurer has never been bonded even though it is permitted in the bylaws. He offered to pursue the matter with the insurance company and to obtain a quote for this service.

Discussion ensued about the fiscal reporting period for the HOA of September 1 – August 31. Kris noted that the tax filings should be for the calendar year (ending December 31) and stated that prior returns had been filed incorrectly. He added that the budget for 2021 and 2022 would need to be revised, and commented that the 501(c)(4) had originally been established with a December 31 fiscal year end. It was determined that the reporting cutoff of August 31 was intended so that a fiscal year report could be provided at the Annual Meeting. Kris stated that the fiscal year end must be December 31, and commented that the required annual audit would be conducted the following Wednesday with Phil and Bill. He added that Judy McBride's transition from HOA bookkeeper would be extended and that the FOG did not need to be revised in order for Kris to handle the bookkeeping. It was agreed that the FOG would be revised to make conforming changes for the fiscal year end.

The Board discussed the processing of entries in the HOA books and Kris' reconciliation process, including printing of a payments report to reconcile bank deposits. That report has now been enhanced to include addresses and emails of payors, and is exportable to an Excel report that will facilitate membership and trash tracking. Kris added that the savings account statements are issued by the bank quarterly and will be provided to the Board.

Social – Karin provided an update on Food Truck Tuesday for 2023 and indicated that she had seven more spots to fill. Among the trucks that will be in the HOA this summer are Bowl in the City, American Soul Food, Doctor Taco, Happy Eats Pasta and Go Fish. She recommended that the Ice Cream Social be combined with other activities to increase participation, and commented about a new event like Crime Prevention and Coffee with a police officer. Christine commented on access to Cono block party paraphernalia for other ideas about neighborhood events.

Christine described a potential joint outdoors educational event between the HOA and Friends of Ute Valley and with Catamount Institute to teach folks about protection of natural space and the potential for combining this with a trash pick-up and coffee/food truck in the area. It was agreed that this may appeal to other neighborhoods surrounding Ute Valley and that an event like this should be conducted in the fall.

Traffic and Public Safety – Carl summarized key events in the report as well as his outreach to the City on matters such as tree trimming and ice removal.

Development – Becky reported on the administrative approval to reconfigure the Applebee's to an In and Out Burger. She described traffic issues in the Centennial to Nevada stretch of Garden of the Gods, communications with Todd Frisbee in Colorado Springs government, and the application for grants to make improvements on Garden of the Gods as well as safety improvements to the I-25 ramp and Chestnut Street. She indicated that she expects The I-25 North on-ramp will be extended significantly. She also noted that she had been discussing with the City Planner about potential traffic misrepresentations and the implications for the area, commented on other traffic pressures along Garden of the Gods, and described other discussions about traffic challenges in the area.

Discussion continued about the status of the Wentwood extension project, which is not within the purview of the Board, and ways residents can communicate with the City.

Other Business

Christine indicated that she had talked with an individual to join the Board as the successor to Steve Raney for Parks and Wildlife. If that individual accepts the position, they would be elected by the Board at an upcoming meeting.

Christine reported that CONO had received the HOA donation (previously authorized by the Board). She described a fire mitigation workshop scheduled for March 11. She commented that the City is working with HOAs to ensure ADA compliance, and confirmed that any issues had already been fixed so the area was deemed ADA accessible.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:23 pm.

Respectfully submitted,

Judith K. Benson