

PHOA BOARD MEETING Minutes, July 13, 2026

Attendees – Board members Becky, Carl, Chris, Christine, Judy, Kris, and Rob, with Jim and Laura representing the ACC.

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

As the first order of business, the updated July meeting agenda and the minutes of the June meeting were approved.

At 7:07 pm the Board adjourned to Executive Session and reconvened the meeting at 7:23 pm.

Committee Reports

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

ACC – Jim and Laura provided an update on various ACC matters, including one issue involving a legal letter, which to date has been corrected. They described actions related to the condition of another property as well as a bear in an open trash can, and various communiques to property owners on matters such as parking of a trailer in a location that limits egress, landscape condition and trash outside a property – all as mandated by the covenants. Discussion ensued about the location of a propane heater and attendant potential risk and subsequent communications.

Karin joined the meeting at 7:25 pm.

Communications – Rob commented on the lower click-through rates recently and the volume of spam and junk mail that people receive. It was agreed that an upcoming NewsBlast article should address general guidelines for watering and the attendant limitations.

Membership and Trash – Christine commented on the change in recycling policy and noted that HOA members who obtain recycling from Republic will receive a pro rata refund on their credit cards. The policy change will be explained in an upcoming NewsBlast.

Traffic and Safety – Carl reported on the upcoming repaving initiatives in Pinecliff and noted that all but five streets will have been repaved by the end of 2028.

Parks/Wildlife – Chris reported on a hook and ladder at the entrance to Ute Valley related to a biker accident and noted a gentleman walking with a gas can in Ute Valley who could not be arrested. Discussion ensued about a potential appraiser for the land at the end of Popes Valley; an appraisal is required so that it can be donated. In the September/October timeframe volunteers will be needed to repaint benches in Pinecliff Park.

Social – Karin reported that there will be no need for a larger size screen than the one contracted for to handle *Movie in the Park*. She noted that a generator would be needed given the distance involved and agreed to follow up about the potential noise. Discussion ensued about the cost of the ice cream for that event, which will be \$3.00 per cup up to 500 cups. Christine noted that the cost of the required license to show the movie would be \$365.

Development – Becky reported on the conversion of a Carl's Junior to Dave's Hot Chicken and the conversion of an office building to a charter school and the need for the city to address any related traffic, among other recent developments.

Other Business

Christine reported on the garage sale and the lack of a neighborhood volunteer to organize the event and the change in date. It was noted that the garage sale is not an HOA-sponsored event.

She commented on the success of the recent trash and recycling event and thanked the Board members who volunteered to assist.

She noted that the fire mitigation program – Chipper Week -- had been delayed by a week. She indicated that she would work to have a mulch pile created in connection with the September Chipper Week.

Christine indicated that she would be away on August 10, the date of the regular monthly meeting. Following discussion and motion duly made and seconded it was unanimously

Voted: To change the date of the August Board meeting from August 10 to August 3 at 7 pm.

After further discussion about dates for the annual meeting of the HOA, upon motion duly made and seconded it was unanimously

Voted: That the annual meeting of the Association will be held on Sunday, September 13 at 1:00 pm at Pinecliff Park.

There being no other business, following motion duly made and seconded it was unanimously

Voted: To adjourn the meeting.

Thereafter, the meeting was adjourned at 8:47 pm.

Respectfully submitted,

Judith K. Benson
Secretary