

PHOA BOARD MEETING Minutes, June 13, 2022

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

The meeting was called to order at 7:05 PM, and following Executive Session was reconvened at 7:25 pm.

As the first order of business, the minutes of the May meeting were unanimously approved with the change in spelling of the CONO representative's last name to Thompson.

Christine then reported on a white tent on Rusina, the attendant fire risk, and the hotline call instead of approaching a homeless person. Following discussion, it was agreed that a NewsBlast would be issued that includes instructions on the actions residents should take. She continued by reporting on the upcoming Chipper Program, which would run for two weeks beginning on Tuesday, July 5, and commented that the last day to register is July 1. It was agreed that a final Connections reminder about the registration cutoff would be issued.

As the next order of business, Jim reported on various ACC activities, including a second notice on one property. Discussion ensued about assisting in a homeowner's exterior repairs to cure a violation, and the role of the ACC and its limited staffing. It was unanimously agreed that this is not the role of the ACC, and that the standard protocols must be observed to establish a legal audit trail. He described other recent actions of the ACC, including a new roof, painting, use of a new roofing material (TPO), a synthetic composite that is not illegal, plans for a 3-story house, and xeriscaping. He noted that the installation of solar panels would not be disapproved. He also noted that one homeowner had corrected many outstanding violations; the ACC was now waiting for a final landscaping plan.

Kris next provided the financial update. He indicated that the fees for the credit card processing needed to be revised. Among the charges will be Heartland (\$20/month), ACH (\$5/month), and Hyfin (\$15/month plus \$75 set-up fee for ACH and Hyfin). As a result, the annual recurring charges would be \$480 plus a \$150 one-time set-up fee, and 3% servicing plus 15 cents/transaction for payment processing. He noted that Heartland agreed to lower its monthly fee from \$30 to \$20. Following discussion, it was:

Voted: That in conjunction with the vote taken at the May 9, 2022 Board meeting wherein the PHOA Board would assume the \$75 one-time set-up fee, the monthly service fee of \$15 and the per transaction fee for the period through April 2023, at which time the Board would evaluate usage of the credit card services related to the 2023 membership and trash dues and reassess the extent to which it would continue to pay for this convenience, and that the credit cards for the program would include only MasterCard, Visa and Discover be amended to approve an additional \$300 for online processing costs.

One Board member did not vote in favor of this amendment.

Discussion then ensued about the potential to raise dues in the future, the need for a vote at the annual meeting, and the rationale for an increase, such as enforcing covenants, legal fees and the financial fees associated with use of credit cards for dues payment, all of which are part of doing business as an HOA. It was noted that dues were last raised at least a decade ago, by \$5/year. The Board also discussed the trash contract and the current February 28, 2023 contract expiry, the potential for an increase, and the savings by the membership by consolidating trash with a single vendor.

Karin next described the ice cream social event on July 9 from 2-4 pm. Cool Beads will provide up to 500 cups at a cost of \$3/cup. It was agreed that the event should be promoted in Connections. It was also agreed that coffee and pastries should be provided at the Fire Education seminar. Following discussion, it was unanimously:

Voted: To authorize the expenditure of up to \$100 for coffee and pastries to accompany the Fire Education presentation on June 18.

In conjunction with his report, Carl noted that a resident had requested the addition of a speeding sign and a traffic study.

Christine then reported on other HOA business. It was agreed that in the future the Garage Sale should be held on the Saturday immediately preceding Dumpster/Goodwill Donation day, and that the latter should include 2 dumpsters and 1 Goodwill truck. It was further agreed that owners participating in the Garage Sale should put out signs to promote the event. She commented that taxes would be filed in August, and that Kris would prepare the returns at no charge. She also noted that Colorado Springs Utilities was replacing two aging pump stations with a new water main. Becky described recent city development activities and the role of the HOA.

Finally, Christine commented on the upcoming get-together at Red Leg Brewery to benefit the Friends of Ute Valley.

There being no further business, the meeting was adjourned at 8:33 pm.

Respectfully submitted,

Judith K. Benson