

PHOA BOARD MEETING Minutes, June 14, 2021

Attendees – Carl, Christine, Joel, Judy, Karin, Monika, Stephen and Steve

The meeting, which was called to order at 7:03 pm, was conducted virtually via Zoom.

The President opened the meeting by providing updates on selected activities such as removal of materials from the homeless camp, the role of the Fire and Police Departments in these situations and the potential addition of signage, and dissemination of notices for teenagers looking for work. She also commented that Committee reports had been delivered prior to the meeting.

As the next order of business, the minutes of the May meeting were unanimously approved with the changes noted in the redlined version.

Committee Reports

Selected findings from the reports and discussion topics included:

- Communications – Stephen described the 2 NEWSblasts and 3 Connections in May, and noted that there was no consistent pattern in readership except that generally the NEWSblasts had higher opening rates. He commented on particular interest in the fire mitigation/chipper program NEWSblast and indicated that chipper program information would be sent out at least once more prior to Chipper Week. He also described last week's NEWSblast about trash. Discussion ensued on sending out information about noxious weeds and their removal, with a focus on three or four of Russian Olive, Virginia Creeper, skunk cabbage, myrtle spurge and yellow toe flax. Steve agreed to follow up with a NEWSblast that included the website of the Colorado Department of Agriculture.
- Parks & Wildlife – Steve described a follow-up communication to the HOA member interested in pickleball and noted that he has heard nothing further. Following discussion about the trash can in Pinecliff Park, Steve agreed to start monitoring it and would notify the City when it needs to be emptied.
- Finance – Joel described separate communications that he and Stephen had with Teri and noted the agreed-upon monthly frequency for certain cumulative financial information. He indicated that he had provided Teri with the updated FOG. It was agreed that when the debit card is used for PHOA expenses, an email with the amount must be provided as support. Other expense protocols related to payment approvals and issuance of checks were agreed upon as well. It was further agreed that these procedures would be noted in the FOG under Treasurer's Duties.
- Trash – In Julie's absence, Chris reported on the neighborhood clean-up, noted that GFL agreed to provide another bin at a future date, and that a Dumpster Day in the fall may be appropriate. It was further agreed that the approach may be a Park clean-up on Saturday and Dumpster Day the next Monday. Discussion ensued about the HOA's annual commitment to the City regarding park maintenance; in return, the City provides necessary materials, and the PHOA Board provides refreshments. Following discussion, it was agreed that the Park clean-up would start at 8 am and finish by 11 am on September 18, and that Dumpster Day would be held on Monday, September 20, and that the HOA would consider a second dumpster at a cost of \$375 given that the single dumpster was filled in 2.5 hours. It was also noted that the HOA would be able to have Goodwill come out on that Dumpster Day as well. The Board also agreed that the prohibited items list should be updated to exclude (a) mattresses which quickly fill up the dumpster, (b) cardboard, which can be recycled, and (c) appliances. Christine agreed to reach out to El Paso County for hazardous waste drop-off dates and whether there could be a hazardous waste pick-up

on a certain date in the neighborhood. Finally the Board agreed that shredding was the responsibility of each resident.

- Connections/Social Activities – Karin indicated that Food Truck Tuesday was booked until October 28, noted some truck cancellations and substitutions, and indicated that the food trucks were selling out. She next described the proposed ice cream truck on July 17, with scoops available at no cost for the first 500, and a cost to the PHOA of \$3/scoop or \$1,500 in total. Discussion ensued about using the ice cream truck as the replacement for the summer kick-off party this year, as well as the comparability in costs. The group also talked about Movie in the Park, the continued rights to the movie “The Incredible Journey,” use of pre-packaged snacks this year (popcorn and lemonade), and the borrowing of the requisite equipment (speakers and screen). Discussion also ensued about differentiation between Connections activities and social events under the PHOA banner; it was noted that the PHOA members do not distinguish, and that the ice cream event should be a Connections offering.
- Traffic and Safety – Carl reported on the 12 events in May, patrols requested for July and the seven requests for service from the City (downed fence, potholes, drain cleaning). Discussion ensued about necessary signage for upcoming events and the re-use of existing signs whenever possible.
- ACC – Christine indicated that the ACC report had previously been sent out.
- Membership – Monika indicated that membership stood at 506, down slightly from the approximately 515 one year earlier, and noted three home sales and no refinancings. She stated that she would be meeting with Julie regarding the post office box and combining the master lists to eliminate substantial duplicative work, and added that Paul Lauck would be included since he handles certain trash input.

Old Business

- Popes Valley Signage – Karin described an unsatisfactory effort to include a rendering of Pikes Peak on the rock, and noted the font selection and re-use of the pine cones. Following discussion, the Board agreed that this initiative should move forward.
- Dumpster Day/Spring Clean-Up – Christine described recent clean-up Dumpster Day/Goodwill clean-up activities and success of the event. It was unanimously agreed that this was a good service being provided to PHOA members.

Other Business

- Neighborhood Clean-up – Discussion ensued about seeking volunteers for fire mitigation purposes on private property and potential liability issues. Christine agreed to follow up with the City related to these types of fire mitigation efforts.
- Covenant Update – Christine agreed to reach out to PHOA counsel about updating/standardizing to the extent possible the 19 unique filings of the Association. Among other benefits it would make the job of the ACC easier since language written in 1985 may no longer be relevant and is subject to interpretation. Discussion ensued about the potential to address the short-term rental issue concurrently, the 75% approval required by members of each filing for revisions, and the challenges to achieve that percentage.
- Board Meetings Outdoors – Christine asked Board members to consider meeting outdoors at the Park for the next meeting or at the home of a Board member.

There being no further business, the meeting was adjourned at 9:17 pm.

Respectfully submitted,

Judith K. Benson