

PHOA BOARD MEETING Minutes, March 16, 2026

Attendees – Board members Becky, Carl, Chris, Christine, Judy, Julie, Karin, Kris, and Rob and 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 March meeting agenda and the minutes of the February meeting were approved.

At 7:06 pm the Board adjourned to Executive Session and reconvened the meeting at 7:31 pm.

Committee Reports

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

ACC – Jim and Laura provided an update on ACC activities. There was an extended discussion on the number of letters a resident in violation of the applicable filing's covenants should receive before further action – including legal steps – should receive. It was the consensus of the Board that the ACC's recommendation about fewer written communiques should be adopted and that such communiques could be sent certified to confirm delivery. At 7:35 pm Jim left. Discussion continued about the condition of one property and the next steps to be taken by the ACC.

Membership and Trash – Julie reported that the annual membership and trash renewal had been completed. She commented on the discount in trash collection rates given the work done by the HOA to facilitate Republic's work. She noted that there were approximately 530 HOA members, with few cancellations at this renewal.

Social – Karin reported that all food truck slots had now been filled; Food Truck Tuesday would run from May 26 to September 1. Karin agreed to send the full list to Jeff Amerine for website posting, and a teaser Connections would be published in early May. She confirmed the selected vendor for the Ice Cream Social; Movie Night will once again be handled by a professional firm. She commented that she would welcome suggestions for the movie. It was agreed that if any organization asked to participate in HOA events such as Movie Night, they would need to have both a charitable focus and a connection to the neighborhood; the HOA would take no responsibility since such an event would be separate. It was also agreed that Karin would pursue Yoga in the Park with Amy for Wednesday mornings or for any other day of the week and time as agreed to by Karin.

Development – Becky reported that she was tracking the hotel redevelopments on Rusina and commented on an additional drive-through lane at Chick-fil-a. She also noted that the traffic light timing near the Amazon facility had not been changed, which would result in further congestion.

Communications – Rob described the iContact renewal as of April 1 and associated rate. It was agreed that Kris would confirm if payments had been set up for automatic renewal. Rob also agreed to advise Jeff about changes to the website, particularly the Goodwill truck and the 2 dumpsters at the elbow in front of 825 Point of the Pines on Saturday, June 27. As a result of the recently completed annual membership and trash renewal collections, a number of updates in iContact would be required, which Rob agreed to facilitate.

Finance – Kris reported that the HOA tax returns had been completed and would be signed by Christine, which would bring filings current and correct any prior inaccuracies.

Other Business

Christine described and/or confirmed:

- The date of trash/donation day is now Saturday, June 27 since Rock'n Roll Offs would not be available on the original proposed date.
- Ongoing actions related to 0 Tech Center, including further outreach to the land owner to consider a land donation and the pursuit by Friends of Ute Valley of a 501(c)(3) designation, and noted the discrepancy between the proposed sale price of the land and the assessed value.

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 8:25 pm.

Respectfully submitted,

Judith K. Benson
Secretary