

## **PHOA BOARD MEETING Minutes, March 8, 2021**

Attendees – Carl, Christine, Joel, Judy, Julie, Karin, Monika, Steve

The meeting, which was called to order at 7:07 pm, was conducted virtually via Zoom.

As the first order of business, the minutes were unanimously approved. The Board also unanimously approved the shift in Board meetings to the second Monday of the respective months in order to provide sufficient time after month-end to prepare the financials.

### **Committee Reports**

Christine announced that various Committee reports for February had been sent in advance to the Board.

Selected findings from the reports and discussion topics included:

- Parks and Wildlife – Christine commented on wildlife poisoning and indicated that while it was uncertain if this activity were continuing, it nevertheless would be appropriate to include an article in the spring Newsletter. If any individuals are identified, the names will be passed along to Cory Adler, wildlife manager for northwest El Paso County.

Steve indicated that he would reach out to the individuals who suggested a pickleball court in Pinecliff Park to explain that it is not within the purview of the HOA; the appropriate contact to pursue this matter would be Stacy Rollins.

It was also noted that dogs continue to be unleashed in Pinecliff Park, notwithstanding a prior police warning.

Christine commented that another organization might pursue a change in name of Pinecliff Park to Bruce Hutchison Park with the City.

- Communications – It was noted that three Pinecliff Connections and four Newsblasts had been sent in February with an average 55% readership (emails opened) but that there was wider dispersion in readership with the Newsblasts.
- Treasurer's Report – Joel commented on the process for handling combined Membership and Trash checks, and observed that the process was working well. Christine commented on additional reporting detail through QuickBooks and indicated that she would reach out to Teri. Julie reported on the status of trash renewals and payments and indicated that there were only a few payments outstanding.
- Trash - Julie reported on improvements with GFL trash pick-up and commented on the attendant challenges with a new trash person. She noted that GFL did not want to put labels on barrels that were part of the carryout trash service. Discussion ensued about the merits and drawbacks of the carryout for the elders. Julie also elaborated on the status of trash renewals and the number of homes changing ownership.
- Social Activities – Judy described the record results of the 2-week Care and Share food drive in honor of the ACC and in memory of Roger's wife and indicated that Connections had gone back on hiatus. Discussion ensued about using 'food truck Tuesday' as a collection point for donations to Care and Share.

Karin then reported on arranging for food trucks and the greater ease of enlisting trucks on Tuesday evenings. Following discussion, it was agreed that food trucks would be arranged for Tuesday nights following Memorial weekend.

- Traffic and Safety – Carl described February police reports; the timing of the March police patrols and the request for patrols in April; the two requests to the City for services; an upcoming traffic study; and a request for snow plowing and the City’s minimum of 6 inches to plow. He also presented recent COVID statistics.

He provided an updated on the Financial Operating Guide (‘FOG’), and indicated that he had solicited comments from Board members on their respective sections. He also noted that he would be arranging a meeting of the financial committee to review the FOG.

- ACC – Discussion ensued about the involvement of the ACC in Board matters, their inclusion in Board communications, and the importance for the Board to understand activities of the ACC since it financially supports the ACC. Christine described her ongoing exchanges with Jim about ACC matters and legal actions in Roger’s absence. Discussion continued about the role of the attorney, and her review of the extensive communications maintained by the ACC regarding covenant violations. Christine also described conversations with Jim and with one covenant citation homeowner.
- Membership – Monika reported that HOA membership currently stands at 488, an increase of 9 members. She indicated that renewals have gone smoothly and commented that the Newsblasts elicited many combination membership and trash payments. It was agreed that the 2022 membership/trash communications would encourage combination checks since they are more efficient to process. She also suggested that there may be an opportunity to consolidate the trash and membership databases.

#### **Other Business**

- Box Inventory – It was suggested that all historic financial records be maintained pending further communications from the IRS about the recent filing; thereafter, the retention period for financial records would be 5 years. Carl noted the box inventory lists received from Board members and indicated that there would be further discussion with the finance committee.
- Popes Valley Signage – Karin noted that the latest rendering was unsatisfactory and noted the need for an increased expenditure since the wall requires additional reinforcement. Joel commented on the budgeted expense for the past four years and noted that none of the designated funds had been spent. It was agreed that improving this signage would be both a neighborhood improvement and a way to honor Bruce. Following discussion, it was agreed that Karin would obtain an estimate to reinforce the wall and revert to the originally intended signage, and that approval of that expenditure could be completed via email.
- President’s Update – Christine described an uptick in homeless activity on the Rusina property, concerns about fires, the increase in tents and camping and an approach to the owner given the spring increase in homeless camps. She agreed to report back to the Board.

She then discussed the lack of ‘traditional’ HOA activities, and focused on the garage sale. Discussion ensued about the low participation (between 28 – 47 participants out of 650 homes), the opportunity to have GFL provide two bins at no cost for a one-day spring clean-up with a target of mid-May and the concurrent opportunity for Goodwill to provide a truck to handle donations of clothing, but not furniture. The goal would be to clean up the neighborhood and help the ACC. This activity would require participation by the Board and other volunteers to ensure the appropriateness of donations. It was agreed that the next step would be to contact GFL to see if bins could be obtained on a Saturday. Following a motion, it was agreed that the garage sale would be stopped and that the focus would be on a clean-up

day. It was further agreed that a notice would be included in the spring Newsletter that there would not be a garage sale.

There being no further business, the meeting was adjourned at 8:56 pm.

Respectfully submitted,

Judith K. Benson