

## **PHOA BOARD MEETING Minutes, March 12, 2023**

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

The meeting was called to order at 7:05 PM.

As the first order of business, the meeting agenda was approved as presented, and the minutes of the February meeting were approved with a minor word change. Thereafter, the Board adjourned to Executive Session at 7:06 pm and reconvened the Board meeting at 7:15 pm.

### **COMMITTEE REPORTS**

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

**ACC** – Jim reported on various actions of the ACC, including privacy fences, landscaping, parking pad, communications regarding a parked trailer truck, and restrictions necessary to approve a glass greenhouse structure. He commented that the City of Colorado Springs has the authority to tow and impound any recreational vehicle parked on a street or highway, alley, public roadway, or other public right-of-way for a period of time greater than that necessary for the expeditious loading and unloading of passengers or property. Discussion ensued on a car parked on the street for many months and the actions an area resident could take in observation of City code restrictions. It was noted that anonymous complaints to the City are acted upon, but the source of the complaint would not receive any feedback. The ACC agreed to follow up with the owners of a home concerning a broken-down car with blocks.

**Communications** – Nothing further to report.

**Parks and Wildlife** – Following a motion duly made and seconded, it was unanimously

**Voted:** To elect Chris Kornmesser to the HOA Board in accordance with the Association By-laws.

It was noted that Chris would lead Parks & Wildlife, succeeding Steve Raney.

**Finance** – Kris reported on the recently completed audit and already-accomplished recommendation to adopt a digital solution for trash service payments. He commented on the recommendation to attach duplicate checks to all invoices, and indicated all requisite information is available on the bank statements once a check has cleared. He also noted that Bill would not be able to serve as a required auditor going forward.

Kris next provided an update on the status of the annual insurance policy renewal, and indicated that there will be a switch to another carrier at an annual savings of \$600, inclusion of a dishonesty policy obviating the need for bonding, and a doubling in the coverage. The Board will be asked to approve this shift in carrier at the August meeting; Kris will revise the current year budget to reflect the savings.

**Membership and Trash** – Julie reported that only four residents had not renewed membership and commented on the sharp reduction in outstanding renewals from two weeks ago. She noted that 350 residents took advantage of the credit card payment option, which substantially facilitated processing and provided full audit transparency. She indicated that as a result bank fees will be higher for March. Discussion ensued about the number of residents (150 of the 650 homes) who do not take advantage of the less costly trash service offered through the HOA, and the opportunity to increase awareness. The website link will be removed at the end of March to eliminate the complexity of pro-rata fee calculations; instead, residents wanting to take advantage of the discounted trash will be instructed (via the postcard) to contact Julie; she will create an invoice and payment can still be made online. Kris commented that the estimated cost for online is slightly above budget; he will provide the merchant

statement along with the financial statements to the Board. Discussion ensued about this first year cost which will be absorbed by the HOA, and future handling, such as via a convenience fee. Kris noted that the payments reports will now integrate address, email and phone which can be exported to a spreadsheet, and commented on the streamlined recon process. Julie added that credit cards eliminated the need to deal with insufficient funds, and commented that no credit cards were rejected. Finally, she observed that 10-15 people are members of the HOA without trash.

**Social** – Karin reported that all but one food truck slot had been confirmed, noted that the trucks ideally want at least one slot/month, indicated that no trucks will be booked for Tuesday, July 4, and stated that the Ice Cream Social will now be integrated into a 'Food Truck Tuesday' to improve attendance. She also commented on challenges with dessert trucks, and the inability to serve alcohol in the park. She noted that initial publicity about the food truck schedule would be delayed until sometime in April.

**Traffic and Public Safety** – Carl commented on the low number of police events for the month versus prior years and described those events. He commented on the patrol for March and the one requested for April and noted the substantially higher cost, which includes time both before and after shift. Discussion ensued about other options and the need for solar lights on the entrance sign. Thereafter, upon motion duly made and seconded it was unanimously

**Voted:** To approve the expenditure of up to \$150 for solar lights.

**Development** – Becky provided an update on the In N Out development and the traffic implications for the south side of Garden of the Gods in the area of Freddy's and the hotel and westbound access. She described a written communication to the City Planning Department and the lack of response, challenges to get on I-25 north and westbound on Garden of the Gods, and the need for improved median design and visible traffic signs on the highway. She also discussed the two-minute light cycle near the Amazon distribution center and the likely resulting increased traffic on Rusina, which was not part of the traffic study. She commented on potential easement agreements, the lack of room on Frontage Road, and the few comments from local businesses. She noted that the former gas station is being replaced with a car wash and the nn approval for the tear-down and replacement of an Applebee's with an In and Out Burger. She also described a potential lot division to build a three-story office building near the swim club and was waiting for official notice from the City, CDot's involvement in a traffic backup analysis, and the lack of official communications regarding the Wentwood development.

### **Other Business**

Christine described a fire mitigation/education presentation, two separate Chipper weeks in 2023 (weeks of May 1 and July 31) and need for sign up and promotion. She commented that the US government is using Colorado Springs as a model. She noted the rescue and fire training at the 1575 end of Golden Hills for fire station 9, the June 3 garage sale and June 5 dumpster day, which will include 2 trash bins and 1 Goodwill truck. Anticipated timing for this latter event is 11 am – 2 pm. Residents will need to promote their own garage sales and timing. Finally, discussion ensued about the Popes Valley entrance logs, which could be removed and replaced with scattered boulders once grass has grown so that the area looks as natural as possible. It also was agreed that a future NewsBlast should address fire education in the event of evacuations.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:44 pm.

Respectfully submitted,

Judith K. Benson