

PHOA MEETING Minutes July 1, 2019

Attendees: Bruce, Kim, Roger, Judy (McBride), Stephen, Carl, Joel and Judy

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

As the first order of business, the Board unanimously approved the meeting agenda. It was noted that the minutes of the June 3 meeting were unanimously approved by a majority of Board members via email.

ACC Report

The Committee described various recent activities requiring ACC approval, including (but not limited to) professional landscaping, patio project, and the installation of solar panels, as well as recent written communications regarding exterior projects. The Committee also provided an update regarding the installation of a wall without ACC approval and subsequent potential remediation.

Treasurer's Report

The Treasurer reported on the costs for the Summer Kickoff Party (\$1,200 versus a budget of \$1,300) and the garage sale (\$104 against a \$125 budget). The Board acknowledged the merits of annotating the purpose of each check/debit directly on bank statements, and the facilitated reconciliation to the monthly Income and Expense Statement. The June Treasurer's Report was presented, which (among other line items) included current membership and trash account balances. (All documents had been distributed in advance of the meeting.)

Director Reports

- a. Trash Service Report – Judy M. reported that there were two additional trash service participants, bringing the total to 465 at the end of June. She described several branding initiatives by Green for Life Environmental, the acquiror of Bestway, and noted that details would also be provided in the upcoming newsblast. Judy detailed a meeting with Paul Lauck and the responsibilities he would assume initially in support of the trash services offered to PHOA members.
- b. Criminal Activity and Roads Report – Carl described several signage issues in the area, reviewed the July patrols and the requests for August patrols (subject to the Board's finalization of the date for Movie in the Park), outlined the limited number of police events in June and noted follow-ups, and described the requests for potholes, curbs and drainage. He discussed the timing for the repaving of Point of the Pines Drive and related potential drainage issues which will be addressed and fixed as necessary by the contractor.
- c. Membership Report – Kim commented on the net increase of 4 members during the month to 488 members, described the requisite updates in the online directory and subsequent file conversion to create a printable version, and indicated that the directory would be completed later in the month.
- d. Social Events Report – On behalf of Karin, Bruce reported on the success of the summer kick-off. In response to an email from Christine with proposed August dates for Movie in the Park, following discussion the Board determined that the preferred date would be September 6.
- e. Secretary's Report – Nothing to report

- f. Communications Report – Stephen reported on the high readership of the last newsblast and the greater than average number of clicks. Preliminary topics for the next newsblast include the branding by the new owner of Bestway, inclusion of pictures from the June chipper week, and status of the road repaving, as well as notifications about the change in date for Movie in the Park and the Annual Membership Meeting (September 6 and September 23, respectively). Stephen noted the release of a fall newsletter prior to the annual meeting and indicated that its form – printed or electronic – would need to be determined. Discussion ensued on topics for the annual meeting, including an informational discussion on the proposed Accessory Dwelling Unit ('ADU') legislation currently under consideration by the City Council.
- g. Webmaster Information – Website updates or enhancement requests should be sent to Jeff Amerine (webmaster@pinecliff-hoa.com). It was agreed that the website would include a link to the Friends of Ute Valley Park website.

Old Business

- a. June 14 Summer Kickoff Party – The President thanked all the crew members who assisted in making this event a success.
- b. June 17 Chipper Week – Bruce noted that 251 homes participated in chipper week; the two trucks completed the project in 3 days.
- c. June 22 Garage Sale – The President described the event, noted that 15 residents signed up to participate and at least an additional 15 residents also participated. Postings on Craigslist were forwarded to the appropriate resident. It was noted that the HOA event should be timed to not compete with the North End event.

New Business

- a. Movie in the Park – The Board unanimously agreed to change the date from August 9 to September 6 since several key Board members will not be available on that earlier night. Discussion ensued about potential movies to show; two suggestions were *Babe* and *The Incredible Journey*.
- b. Annual Membership Meeting – The Board discussed several potential topics and speakers for the Annual Membership meeting, the means and requisite votes to change covenants, and a panel discussion to explain the positive and negative implications of ADU legislation.

President's Report

The President invited all Board members to attend the FY 2018 Financial Review on July 3 at his home. He described the materials sent to the two required independent reviewers in advance so that they will be able to vouch for the validity of the financials, and the protocol for the Financial Review meeting. He also noted a target to confirm the FY 2019 financials prior to the Annual Membership Meeting.

Bruce described a Roberts Rules of Order overview hosted by CONO that he recently attended.

In light of summer vacation schedules, Bruce asked Board members to advise him by email if they planned extended vacations in July and/or August.

The President then asked Board members for suggestions on ways to inform Pinecliff homeowners about the ADU ordinance being considered by the City Council and the impact of a covenant vis-à-vis an

ordinance. Discussion ensued about the neutral role of the Board for which there was unanimous concurrence; it was further agreed that Board members wishing to comment to the City Council or CONO would do so as individuals. The Board also discussed ongoing involvement with CONO.

There being no further business, the meeting was unanimously adjourned at 8:40 pm.

Respectfully submitted,

Judith K. Benson