

PHOA BOARD MEETING Minutes, November 11, 2024

Attendees – Board members Becky, Carl, Chris K., Christine, Judy, Karin, and Kris. Jim and Laura attended on behalf of the ACC.

The meeting was called to order at 7:05 pm and was conducted in person.

As the first order of business, the meeting agenda and the minutes of the September 9 meeting were approved

At 7:06 pm the Board adjourned to Executive Session, and reconvened the meeting at 7:39 pm.

Committee Reports

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

Finance – Kris presented the proposed 2025 HOA budget and described the recommended changes, which included (but were not limited to) an additional Dumpster Day, continued sponsorship of Yoga in the Park, a reduction in the insurance premium due to the change in carrier, and an increase in the cost of Quickbooks online. Following discussion, it was unanimously

Voted: To approve the 2025 HOA budget as presented.

Kris then commented on the HOA financials and indicated that taxes would be completed in January. At this point Kris left.

ACC – Jim described various ACC actions, including (but not limited to) the status and plans for an abandoned house, and approval of a patio cover and roof. Following discussion, Jim and Laura left the meeting.

Traffic and Safety – Carl described the results of his search for potential security options other than the police details. He noted that one firm he had contacted is not taking new customers; while he would be added to a call list, he does not expect a callback. He also described actions related to an empty lot, including a letter to the police regarding trespassing.

Social – Karin indicated that the Care and Share food drive was underway and agreed to contact John and Charmaine Dalessandro about leading the Caroling in the Park event on December 15.

Development – Becky commented on the limited activity at the Amazon site for the holiday season involving the trucks and noted that In & Out Burger was not creating too much traffic.

Other Business

- **Property Sale** – Chris described the chronology of a lot for sale adjacent to Ute Valley and the price drop from \$10 million to \$1 million. She described the homeless issue and the former mine at the site and potential actions with TOPS (Trails and Open Space), which has experience in other areas such as Red Rocks and funding capabilities, and the City about a potential purchase. Pinecliff residents are free to submit letters in support of such a purchase.
- **December Meeting** – Since the 2025 HOA budget had been approved, it was agreed that the next Board meeting would be held in January.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:25 pm.

Respectfully submitted,

Judith K. Benson
Secretary