

PHOA MEETING Minutes, November 4, 2019

Attendees: Bruce, Carl, Christine, Geoff, Joel, Kim, Roger, and Stephen. Judy B. participated by phone.

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

As the first order of business, the meeting agenda was unanimously approved. In response to a suggestion about advancing the renter parking challenge discussion, it was agreed that this topic would be discussed at the appropriate point in the meeting. It was also noted that the minutes of the October 7 Board meeting had been unanimously approved by a majority of Board members via email.

As the next order of business, it was suggested that the Board consider appointing Jason Dilger (who previously had been elected at the Annual Meeting to join the Board effective January 2020) to the PHOA Board at this time to serve for the remainder of the 2019 calendar year, which would allow him to vote and make contributions sooner. It was agreed to put this vote on hold due to Mr. Dilger's son's illness, which prevented him from attending the meeting.

ACC Report

Mr. Carlson described ACC activities in October, including a recent drive-around and the identified covenant violations. He described the process whereby notices are mailed out (samples were distributed at the meeting); he added that homeowners generally react favorably. Discussion ensued about overnight on-street parking which is not allowed by covenants in any PHOA filing, awareness of the covenants, enforceability, opportunity to keep publicizing the parking restrictions through newsletters and/or by neighbors, wording of the letters, and potential inclusion of the covenants as a part of any 'welcome to the neighborhood' communication, such as a one page summary as a part of the Warm Pie greeting. Other issues presented by the ACC included trash and bears, sheds, and a new home being built in the PHOA, as well as email bounce-backs originally directed to the ACC. Further discussion ensued about on-street parking, use of notices on every vehicle in violation of the covenant, approved materials for driveways, and means to more effectively communicate with owners of rental properties.

The President indicated that he will be reaching out to individuals who attended the Annual Meeting to try to identify the person who expressed interest in joining the ACC.

Treasurer's Report

The Treasurer commented on the reconciliation underway for the 2018 financials, which in turn will allow for finalization of the 2019 results, and noted that the only expenditures in October involved the police patrols.

Director Reports

- a. Secretary's Report – Nothing to report.
- b. Membership Report – Ms. Young reported that PHOA membership remained steady at 491 – with one new and one departing member.
- c. Trash Service Report – The President reported on Ms. McBride's trash service report which was sent to Board members in advance, including the similar membership in October (three

additions and three closed accounts). It was noted that only two bids were solicited for trash services for the period March 1, 2020 through February 28, 2023, and included GFL Enterprises (formerly Bestway Disposal) and Springs Waste Systems. HBS Trash Service was not included because it has had limited residential experience. Completed bids are due by November 1, and it is anticipated that a decision will be made by mid-November. Discussion ensued about the recent snowstorm which limited GFL's ability to pick up trash on the scheduled date, but which was picked up the next day.

- d. Criminal Activity and Roads Report – Mr. Peterson described two police reports that he had been asked to research, indicated the patrol schedules for November and noted the December requests, reviewed recent police events, presented the pothole requests for the month, and commented on the other materials that had been sent in advance to the Board.
- e. Social Events Report – Ms. Thomas described messages to Arceo's about the January membership drive, the proposed dates of either January 16 or January 23 (target date is the third Thursday), and the need for a contract that will spell out fees and expectations.
- f. Communications Report – Mr. Prime indicated that the November newsblast had been emailed.
- g. President's Report – Mr. Hutchison described the status of action items from the last meeting, including a confirmation of the return of the FY'15 and FY'16 records, which will be accomplished after Thanksgiving; was advised that the FY'19 spreadsheet was set so that the tax return could be prepared after year-end; engaged Mr. Anderson to submit 2018 taxes; arranged for the review of the 2019 financials; created the new FY'20 spreadsheet forms for PHOA and trash services; and noted that he had called Ben Ingram about the best resolution to the renters' parking violations.

There was no update on the STR and ADU at this time, and the only website request issue related to the email 'kickbacks.'

The President noted that he would be on vacation at the time of the December meeting. It was agreed that there would not be a meeting if the newsletter timeline had been set up; in the meantime, Bruce would solicit articles.

New Business

- a. Preliminary Plans for the January Newsletter and 2020 Membership Drive – Mr. Hutchison agreed to send out a project plan. He noted that the newsletter would be 8 pages in length and would be distributed in hard copy to all.
- b. PHOA Warm Pie Welcome Program – Mr. Hutchison indicated that Mr. Dilger was interested in leading this initiative, which would necessitate the tracking of home sales and POA memberships. Ms. Young described prior efforts, including the introductory letter and offer to come by with a pie.
- c. PHOA Support for Halloween 2020 – Discussion ensued about a neighborhood Halloween sign-up indicating that those homeowners would welcome trick or treaters in order to build camaraderie in the area. Implementation would be by newsblasts in September and October. It was agreed that this initiative would be considered at the September 2020 Board meeting.
- d. Teen Snow Removal Corps – Ms. Nelson had asked about identifying a teenager interested in snow shoveling. It was agreed that a broad initiative would be communicated to the PHOA members.
- e. Popes Valley Fire Fuel Issue – Mr. Hutchison agreed to restart discussions with Graham Jones.

There being no further business, the meeting was unanimously adjourned at 8:45 pm.

Respectfully submitted,

Judith K. Benson