

PHOA BOARD MEETING Minutes, November 6, 2025

Attendees – Board members Carl, Christine, Judy, Karin, Kris, and Rob, and Jim representing the ACC.

The meeting was called to order at 7:03 pm and was conducted in person.

As the first order of business, the November meeting agenda and the minutes of the October meeting were approved.

At 7:04 pm the Board adjourned to Executive Session and reconvened the meeting at 7:13 pm.

Committee Reports

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

ACC – Jim provided an update on various ACC activities and noted that there had been 55 actions since April. Discussion ensued about the parking of trailers on the street and follow-up options, including notifying the City to have the chronically offending vehicles towed.

Jim noted that the ACC is looking for a new member. One potential name was proposed; other interested parties should contact the HOA. At 7:25 pm Jim left the meeting.

Social – Karin provided an update on the ongoing Care and Share food drive. She also indicated that she would contact Charmaine and John D'Alessandro about their availability to lead the holiday *Caroling in the Park* event.

Traffic and Safety - Rob noted the continuing number of unleashed dogs in Pinecliff Park, as well as the trash. Following discussion, it was agreed that Carl would ask the next regularly scheduled patrol to change its time to 4 pm and to monitor the Park for unleashed dogs. Thereafter, it was unanimously

Voted: To remind dog owners in future communications that dogs must be on leash in Pinecliff Park.

Carl also reported on various incidents in early November.

Finance – Kris indicated that the proposed 2026 budget, along with the financials would be sent out shortly. He commented on several budget adjustments for 2026.

Development – Christine commented on the increase in traffic around the recently opened Amazon building, provided an update on Quiet Time and the application for an STR.

Other Business

- Christine provided an update on the Fire Wise program and indicated that the HOA must apply for a license renewal and development of an action plan. She commented that she was working with Jim, Carl and Craig Carroll to have the renewal submitted in the next several days.
- Christine reported on the potential Ute Valley Park rezoning related to the 200 acre land purchase from 2012.
- Holiday get-together – In lieu of a meeting in December, a holiday get-together will be held at the President's home on Monday, December 8.

There being no other business, following motion duly made and seconded and unanimously adopted, the meeting was adjourned at 8:03 pm.

Respectfully submitted,

Judith K. Benson
Secretary