

PHOA BOARD MEETING Minutes, November 14, 2022

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

The meeting was called to order at 7:07 PM.

As the first order of business, upon motion duly made and seconded the minutes of the October meeting were unanimously approved. Thereafter, the Board adjourned to Executive Session at 7:13 pm and reconvened the Board meeting at 7:15 pm.

COMMITTEE REPORTS

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

ACC – In the place of Jim, Stephen reported that there had been limited activity during the month. He described information available on the website and the means for the ACC to receive supporting documentation in order to facilitate the approval process. Related to the foregoing, Christine described online form completion for membership and trash and the required link to Hyfin for payment.

Communications – Stephen indicated that the printed newsletter would be sent out on/about January 1, 2023, so articles needed to be submitted to him by approximately December 12. Articles to be included will include the President's message, Membership and Trash and the ability to use a credit card for payment, preview of social events for 2023 and a recap of 2022, real estate report, ACC, and the search for a Parks and Wildlife successor.

Jim Brechwald joined the meeting at 7:18 pm but was unable to retain connection to the session and left.

Development – Becky commented on a neighborhood meeting the next day regarding the Sunbird development at the Rockrimmon Library. She indicated that she was communicating the lack of sufficient parking given the proposed venue activities.

Julie joined the meeting at 7:23 pm.

Becky indicated that she planned to attend this meeting. She also noted the lack of activity at the Amazon Last Mile facility, and commented on the lack of action on the signage variance at the proposed In 'n Out Burger (Applebee's). She noted the likely traffic issue at the stoplight near the Cane's and stated that there was no public action currently. She described the proposal to annex 3,000 acres in the south (Fountain) to obtain Colorado Springs water, commented on the proposed Black Forest expansion, the Planning Commission split on a proposed hotel, and noted the lack of construction at the Shram/AMR facility. She added that she would follow up on the proposed Wentwood setback variance request, but indicated that no action was required by the Board. Rather, future activity would be driven by neighbors at a hearing.

Finance – Christine indicated that she had talked with Kris about finance issues. She noted that there may be a charge of \$16 related to interest on the HOA bank accounts in the tax return. She indicated that she and Kris had signed the return and noted a savings of about \$105 as a 501(c)(4).

Membership and Trash – Julie provided an update on trash for 2023, indicated that the enrollment form would need to be changed, noted the ease of the e-payment solution, and commented on the anticipated improved ability to keep track of membership and trash dues. She reported that GFL will be holding the rates flat for the upcoming year; the base rate was lowered as an offset to the 10% fuel surcharge. The contract will have a three-year duration, and she expected to receive the final contract imminently. Discussion ensued about reaching out to residents using other trash haulers and the attractive rates negotiated by the PHOA.

Social – Karin discussed the upcoming Caroling in the Park and indicated that she has songbooks, would purchase candies and cookies, and would coordinate with Charmaine on behalf of the musicians.

Other Business

Discussion ensued about the addition of online forms for membership and trash and the link to Hyfin, which was being implemented by Jeff, as well as the change in the annual membership rate to \$50.

The Board next discussed enhancements to the pinecliff-hoa.com website, including pictures, location of the HOA information for property transfers on the first page, a 'Meet the Board' section, and HOA resources, among other topics. Covenants will remain on the website, and a more legible map will be inserted. Suggested changes should be submitted to Jeff.

It was agreed that the January, February and March Board meetings would be conducted via Zoom. Renewal for Zoom was expected to be under \$150 plus tax. Christine agreed to check with the Colorado Secretary of State's Office to see if the HOA's 501(c)(4) status would preclude the need to pay taxes.

It was agreed that in lieu of a December meeting there would be a holiday social at Christine's.

Following discussion, the Board unanimously

Voted: To authorize the expenditure of \$65 related to black and white printing of the January newsletter.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 7:56 pm.

Respectfully submitted,

Judith K. Benson