

PHOA BOARD MEETING Minutes, October 9, 2023

Attendees – Board members Becky, Carl, Chris, Christine, Karin, Kris, and Stephen; Judy attended virtually. Jim represented the ACC.

The meeting was called to order at 7:06 PM.

As the first order of business, the meeting agenda was approved. The Board also approved the minutes of the September meeting (with one typo fix).

At this point, the Board adjourned to Executive Session at 7:08 pm and reconvened the Board meeting at 7:25 pm.

COMMITTEE REPORTS

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

ACC – Jim highlighted several issues, including the potential need for a lawyer’s letter in one instance and successful owner remediation in others, and described the increasingly firm homeowner notification process by the ACC. He also outlined the ACC positioning as it relates to company purchases of investment properties. It was also noted that the welcome letter was pending.

Communications – Stephen indicated that the first Connections related to the upcoming Care and Share food drive would be sent on October 12 and indicated that the Board would use more electronic NewsBlasts for communications.

Finance – Kris reported on the budget reformatting given the change in fiscal year and indicated that the 2023 financials would only reflect year-to-date numbers. He indicated that the Adams Bank relationship was officially closed, and that the PNC accounts were opened and had been fully reconciled. In recognition of Judy McBride’s service as HOA bookkeeper, it was unanimously:

Voted: To approve a \$200 gift card to Judy McBride in recognition of her two years of excellent bookkeeping services for the HOA.

Kris described the shift to Authorized.net for the use of credit cards with annual dues and trash fees and the ask by PNC to set up a substantial reserve on all credit card outstandings, indicated that he had sent voicemails and emails to the bank about the reserve being asked by the bank’s Risk Department, and stated that he would follow up with the bank’s HOA Relationship Manager.

He also commented that the transition of QuickBooks from Judy to him had been uneventful and indicated that he had sent out the new D&O policy.

Social – Karin asked the Board about interest in having Xmas Carols in the Park again this year. Following discussion it was unanimously agreed that she should reach out to John and Charmaine to assess their interest and willingness.

Traffic and Safety – Carl described nine events in September and elaborated on his previously submitted report.

Development – Becky commented on the Quiet Time development at 1340 Point of the Pines (end of Popes Valley) which does not require rezoning and is not a part of Pinecliff, gave an update on the Amazon development, the conditional approval at In and Out Burger, the lack of inclusion of Rusina in the Amazon development traffic

study and the intersection design at Chestnut and Garden of the Gods; the latter would be discussed with the City if this becomes a problem in the future. She also described the Point of the Pines Villa development, which is a smaller building at the back of the existing property and concerns about maintaining the integrity of the hill and road. Following discussion, it was unanimously:

Voted: That Becky could express concern to the City about maintaining integrity of the hill and avoiding any damage to the road while noting that Point of the Pines Villa is a good neighbor.

She also updated the Board on the High Garden development at an estimated cost of \$6 million and the need for a use variance by AMR (former SRAM building). Finally she stated that postcards would be distributed to Board members to be dropped off at the residences of homeowners who are not in the HOA and taking advantage of the attractive trash pricing.

Other Business

- **Creek Week Clean-up** – Christine reported on the results of the Creek Week clean-up and HOA participation in the effort.

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