PHOA BOARD MEETING Minutes, September 28, 2026

Attendees – Board members Becky, Carl, Christine, Judy, Julie, Karin and Rob, Representing the ACC were Jim and Laura.

The meeting was called to order at 7:32 pm and was conducted in person.

As the first order of business, the meeting agenda for this meeting, the minutes of the August Board meeting, and the minutes of the Annual Meeting held on September 13 were approved.

As the next order of business, the Board recapped the Annual Meeting, noted the positive feedback among the attendees, and complimented Christine on her leadership throughout. Christine indicated that 85 PHOA members signed in to the meeting. As a part of her presentation, she provided an update on the status of filings as it related to covenant changes related to short-term rentals. The Board also reviewed the rights of associate members, which differ only insofar as associate members are unable to vote and are unable to serve as Board members. It was agreed that associate membership and the rights inuring to that membership status would be explained in the annual newsletter. Following discussion, it was unanimously

> **Voted**: To recognize the contributions of Ms. Thomas to the successful operation of the PHOA and her leadership at the Annual Meeting.

At 7:45 pm the Board adjourned to Executive Session and reconvened the meeting at 8:08 pm.

Committee Reports

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

ACC – Jim and Laura described the current status of a property in the neighborhood and provided an update on code violations, discussions with Code Enforcement, condition of the property, and next steps. They also described other recent ACC activities, including the intent of the word *harmonize* as it relates to additions to/changes in existing structures. . Jim and Laura also described various other actions taken by the ACC.

Social – Karin reported that the initial Octoberfest celebration was a success and indicated that the PHOA incurred no costs for this first time event. She noted that residents purchased 62 meals from the food truck, which sold out. She suggested that this be continued in 2027, that a second German food truck be invited, and recommended that, given the popularity of the event, the FY 2027 PHOA budget allow for expenditures up to $1,000 to provide complementary support for the event. Following discussion, it was unanimously

> **Voted**: To provide an additional $1,000 in the 2027 PHOA social events budget to be used for support for the 2027 Octoberfest event as deemed appropriate by the PHOA Board.

She also noted that the HOA's seventh annual Care and Share Food Drive would start on Sunday, November 1 and run through Sunday, November 22. Finally, she commented on the popularity of this year's Movie in the Park, as evidenced by the number of attendees.

Traffic and Safety - Carl reported on discussions related to the traffic pylons at the intersection of Point of the Pines and Golden Hills given the dissatisfaction with the current design as expressed by neighbors. He described communications with the City, the cost of the initial implementation, other potential design options than the pylons, and the lack of City funding to remediate this design.

Development - Discussion then ensued about traffic congestion in the area near the new Colorado International Language Academy on Elkton Drive at the end of the school day and the two complaints filed with the City by Laura. Potential options included the inability for vehicles to stop or stand on Elkton Drive or having police patrols to start ticketing. Becky indicated that she went to the school to better understand the end of day queueing process. She sent an email to City Traffic and Engineering describing the congestion and indicated that she was going back to the school and would be engaging Traffic Engineering in the process.

Becky then noted that the Days Inn is being converted to apartments, the Drifters is being converted to a gas station, and the Carl's Junior is switching to a Dave's Hot Chicken franchise with no change in ownership.

Other Business
iContact – The challenge with this technology has now been resolved.

Role of the HOA – The Board discussed its role vis-à-vis development activities in the area that do/dn not affect the neighborhood, and particularly if there will be a traffic impact.

Chipper Week/Fire Mitigation – Chris indicated that there would be three truckloads of mulch available for the taking at no cost at the entrance on Popes Valley..

It was agreed that following this late September/October meeting, the next Board meeting would be held on November 9.

There being no other business, following motion duly made and seconded it was unanimously

Voted: To adjourn the meeting.

Thereafter, the meeting was adjourned at 8:32 pm.

Respectfully submitted,

Judith K. Benson
Secretary