

# PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Sunday, December 5, 2021 at 5 PM

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## Board Attendees:

Dru Dukart, President	Gayle Maas, Treasurer
Carol Burnside, Vice-President	Tim Delaney, ACC Chair
Jeff Maas, Director-at-Large	Bridget Bailey, Secretary
Kathy Delaney, Director-at-Large	

## Community Member Attendees:

Dennis Dukart	Mark Stidd
Cory & Sue Zhang	Pat & Brenda Ellis
Charles Turner	Dave & Sherry Hoffman
David & Wanda Hill	Phil & Dian Werner
John & Kathy Allender	Kenneth & Jackie Welshans
Jeff Maas	Greg & Lori Freeman
Pedro Mostafa	Carmen & Jessica Riehle
Tim & Robin Allen	

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## MEETING NOTES:

The PVM HOA Board of Directors (BOD) met via our Annual General Membership Meeting. Thank you to all who attended. And thank you to Carol Burnside for planning such a wonderful event! As always, we appreciate meeting all the new members and hope you feel welcomed to our wonderful community! Dru called the meeting to order at 5:15 PM, welcomed everyone, introduced the attending board members to the membership and proceeded with the following agenda items:

**THIRD QUARTER MEETING:** The September 18, 2021 HOA Board Meeting Minutes from our “Potluck” event were unanimously approved as presented.

## REPORTS of OFFICERS, BOARDS and COMMITTEES:

**President** – Dru’s officer report focused on the following four topics:

- Noxious Weeds – unfortunately, those pesky noxious weeds continue to be problematic. For one thing, they grow back, so mitigation efforts are an ongoing necessity. While most property owners were attentive to this issue, there are a few parcels that remain concerning. To help PVM members understand more about the importance of mitigation efforts, the BOD reached out to the Environmental Division of El Paso County regarding the control of noxious weeds. Essentially, they confirmed that landowners are responsible for employing methods and strategies to prevent the spread of noxious weeds. Two methods, mowing and applying herbicides, are generally what works best. The environmental division plans to come out to PVM in May/June, when the weeds begin actively growing. Property owners who elect to ignore the issue will likely receive notification prior to the County’s visit. Violation notices from the county are also possible. More information about the County’s policy, noxious weed varieties and mitigation options is available at: <https://communityservices.elpasoco.com/environmental-division/forestry-noxious-weeds/>  
On the website there is an informational pamphlet that the County provides. It details all weed varieties that the County considers noxious. The pamphlet is too large to email, but we plan to link it to the PVM website.
- Altitude Law Service Agreement– we have renewed the service agreement with our legal counsel. Our current agreement remains effective unless we pursue making changes. The cost of the yearly retainer fee is \$1,800

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(payable at \$150/month) which includes: one 30-minute phone call per month to discuss any pertinent legal issues and a follow-up email from the attorney(s) summarizing the content of the discussion. For any legal support needed beyond that, services are billed hourly at a reduced, non-retainer rate. As a reminder, per the PVM governing documents, property owners are responsible for paying all associated costs when covenant violations require legal involvement.

- Water Deeds – this past year, several PVM vacant lots were sold. With those sales, questions arose about who is responsible for providing new property owners with water deeds and associated information – often needed to facilitate construction projects, including well drilling. To clarify, the HOA does not own any PVM lots. Instead, the HOA BOD is responsible for managing community business and financial affairs, as outlined in the PVM governing documents. The original developer or previous declarant is responsible for providing buyers a “Special Warranty Deed – Water Rights,” as the Colorado Ground Water Commission approved their original application for water rights. Title companies are required to include this as part of their discovery process for closing.
- Maintenance/Repair of Fences – A reminder that PVM governing documents require property owners to maintain fences in a manner that avoids the appearance of visual clutter. Please ensure your privacy fences are not falling down and are properly attached to posts, gates, etc.

**Treasurer** – The *YTD Cash Flow/Budget Sheet* as of December 2021 was shared and discussed:

- We were on budget for 2021.
- The 2022 budget reflects a few changes to specific line-items that will experience increases, but those increases are absorbed from other line-items that were under budget. Assessment income will remain the same, because the number of lots in the community is set. Additional income is possible from prospective buyers who pay fees for HOA status letters as part of their closing process. Dru mentioned that our \$120 annual dues (per lot) are one of the lowest in the county and the HOA goal is to avoid an increase, if possible.

**ACC Chair** – There was a brief discussion about the current construction delays on McCara Court. The property owner had not responded as of this meeting. However, subsequent to the meeting, construction resumed. In addition, construction plans for a home as well as a fence and shed were approved for two properties on McCara Court.

ACC Reminders:

- **Stucco color** – please remember when patching or repairing stucco, exact color matching is required. When there is color change, please complete and submit an ACC Application Form for review and approval.
- **Roof replacements** – please let the Board know when you are replacing your roof. If the new roof is a *different color* than your existing roof, please also complete and submit an ACC Application Form for review and approval.
- **Construction time-frames** – please remember that once ACC approval is obtained, construction (of any type, including fences) must begin within one (1) year of the final approval date. Once construction commences, it must reach completion within nine (9) months. You may refer to paragraph **3.4 Construction Period Review and Requirements** in the *PVM HOA Handbook of Rules and Regulations*. If you encounter special circumstances that may necessitate an extension, please reach out to the Board for assistance.

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## **NEW BUSINESS:**

**Approval of proposed 2022 Budget** – there was general discussion about the various line-item changes in the 2022 budget. The BOD approved the budget.

**Community Concern: Equine Housekeeping** – As a reminder, PVM governing documents require property owner compliance with all lawful sanitary regulations. This means that manure is not permitted to accumulate to the point of becoming a nuisance by creating odors or attracting flies. Neighbor complaints and/or non-compliance will generate a violation notice. It's also a good time to remind PVM members that there are restrictions on the number of animals allowed per lot. This is directly related to the state's "per acre" regulations on grazing and water requirements.

**Upcoming BOD Positions** – Terms for two positions are expiring in 2022. There was general discussion about the process for replacing those positions: re-elections, nominations and volunteers. After a call to the membership in attendance, there are three candidates (one re-election, one nomination and one volunteer). Information about each candidate will be provided with the notice of annual dues – mailed in January.

**Notice for 2022 Annual Dues** – As mentioned during the budget discussion, annual dues will remain at \$120 per lot for 2022. Dues are payable by March 1, 2022. The election ballot will be included with the dues statement.

**Drone Enthusiasts** – Bridget explained that the website manager has asked to update the PVM website with a new aerial photograph. A PVM member with drone expertise volunteered to help. Thank you!

## **COMMUNITY MEMBER COMMENTS/CONCERNS:**

- Reminder: please communicate your plans when you have trailers out beyond a day or two. Communication is key! It can help avoid violations.
- No other comments or concerns were expressed.

**ADJOURNMENT:** The meeting was adjourned at 5:40 PM. The 1<sup>st</sup> Quarter meeting for 2022 will occur late March. Stay tuned for the date. A "call for agenda" will go out several weeks in advance.

Respectfully submitted, *Your PVM HOA Board/Officers*