

# PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Monday, June 21, 2021 at 7 PM

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## Board Attendees:

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

## Community Member Attendees:

Chuck Bessant	Don & Nancy Turner
David Berry	Pat & Brenda Ellis
Dennis Dukart	Rich Butler

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## MEETING NOTES:

The PVM HOA Board of Directors (BOD) met by means of Zoom video conferencing. Dru called the meeting to order, welcomed everyone, conducted a roll call of board members/officers and proceeded with the following agenda items:

**FIRST QUARTER MEETING:** The March 22, 2021 HOA Board Meeting Minutes were unanimously approved as presented.

## REPORTS of OFFICERS, BOARDS and COMMITTEES:

**President** – There are two annual HOA license renewals coming up in the next few months. The periodic HOA License renewal is due in July and the State renewal is due early Fall. The plan is to submit both at the same time. The total cost for both is estimated at approximately \$90.

**Treasurer** – The *Cash Flow/Budget Sheet* as of May 31, 2021 was displayed on the screen and discussed (attached herein):

- There is only one (1) property owner that remains outstanding for 2021 dues. Notifications to this property owner were already sent with a deadline of July 1<sup>st</sup>. If not paid by that date, the HOA must transfer the case to our Attorney. As a reminder, once our Attorney takes a case, the HOA is no longer involved. This circumstance often causes a significant cost increase for the property owner as a result of late charges, interest, collection costs and legal fees. Property owner obligations related to these costs are outlined in Chapter 13 of the *PVM HOA Handbook of Rules and Regulations*.
- All insurance policies are paid for the year. The premiums for Directors & Officers increased slightly. The common area policy premium remains the same as last year.
- Legal, website and most other fees remain the same.
- There are a few upcoming expenses related to our PO Box, mailings and the Welcome Committee.
- We remain on budget thus far. The Board is planning to meet in October to plan the 2022 Budget. Insurance premium increases and any other adjustments will factor into the budget planning.

**ACC Chair** – Seven (7) new requests were received and approved, as follows:

- Lot #25/Filing 1: New stucco color, extension of existing outbuilding, new privacy fence and greenhouse.
- Lot #11/Filing 2: New fences and approval of chickens.
- Lot #19/Filing 1: New greenhouse.
- Lot #08/Filing 2: Paint color change.
- Lot #17/Filing 1: New privacy fence.
- Lot #10/Filing 2: Detached pole barn.
- Lot #24/ Filing 1: New fence.

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## 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.

## OLD BUSINESS:

### Fire Mitigation –

- There was discussion about the updated mowing vendors list and the importance of keeping properties mowed to help mitigate the potential for wildland fire, especially with the high winds and oftentimes drought conditions we encounter.
- Dru then read an official letter (dated April 13, 2021) from Fairfield and Woods, P.C., attorneys for the Peyton Fire Protection District (the “District”), confirming that “the cistern located within the Prairie Vista Meadows HOA community is presently in compliance with the District’s policies, rules and regulations.”

### PVM’s Covenant & Rule Enforcement Policies and Procedures –

- There was discussion about how this is the Board’s least favorite responsibility, yet it is a necessary one. A common-sense approach is the goal and the Board greatly appreciates that all property owners, who were recently contacted about utility trailers, came into compliance in a timely manner. However, since then, several additional violations have occurred related to campers and trailers. Letters for those will go out in the next several weeks if those conditions continue. As a reminder, the Board strives to remain flexible to extenuating circumstances but **communication is key**. So please reach out to the Board whenever you are in a situation where campers, trailers or other equipment is out in public view for more than a few days.
- Dru explained the rules & regulations were first established in 2018 and updated in 2019. She suggested it’s probably time to conduct another review and update. There was discussion about having board and/or community member volunteers help with this review. One attending member volunteered to assist. If anyone else is interested, please reach out to the Board. The goal of this review is to tweak the language to help clarify existing rules and regulations to better ensure consistent interpretation while still sustaining our community culture of flexibility and neighborhood friends. Some of the topics mentioned during the discussion were horses (the number of), chickens vs. rabbits, solar, and more specific time-frames for campers/trailers in public view.
- There was discussion about community concerns regarding visual clutter. As a reminder, vehicles should be operable and parked in an organized manner in front of garages, rather than on lawns, under decks, behind outbuildings or in places where they look out of place. Putting equipment, tools and other like-type items away after use will help too. After all, our collective goal is to maintain the beauty and value of our wonderful community.
- Again, **communication is key**. If you have something going on that you think might generate a complaint, your best course of action is to communicate with the Board as early as possible. It empowers them to address any community concerns that arise.

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## **NEW BUSINESS:**

**Colorado's proposed changes to HB21-1310** – Dru is communicating with our attorneys to learn more about this potential change to existing Colorado law regarding an HOA's ability to regulate flags and signs within their communities. Specifically, it concerns homeowner's "freedom of expression" protection. Current law only protects a homeowner's right to display the American flag, service flags and political signs. The bill's main purpose is to broaden this protection in common interest communities under the Colorado Common Interest Ownership Act (CCIOA), by requiring an HOA to permit the display of any flag or sign (with the exception of commercial messages) at any time, subject only to reasonable, content-neutral limitations such as the number, size or placement of flags or signs. As of the date of this meeting, it has passed both chambers of the legislature and is awaiting the Governor's approval. One question for the attorneys is if PVM is subject to this change as we are not under Title 38 (CCIOA). We are under Title 7, the Colorado Revised Nonprofit Corporation Act. This item is on hold until the bill is signed and our attorneys advise us as to the impact for PVM. We hope to have more information by the next quarterly meeting.

**Community concern: Prairie Dog Mitigation** – There was discussion about the increasing concern regarding prairie dog and gopher encroachment into the PVM community. Several community members have observed them running across McKissick. Dru mentioned that she and Dennis had a previous consultation with the Wildlife Services division of the USDA to discuss possible remedies. The consultant (Jason) did provide some options but was also quite candid in explaining that even if the HOA members put a collective mitigation plan into place, the already massive prairie dog/gopher populations on the pasture properties that surround PVM will continue to increase. In other words, if no mitigation is occurring on the vast prairie properties adjacent to PVM, we are likely fighting a losing battle. However, the following options were discussed:

- Critter Getter (a method that involves putting a mixture of propane and oxygen gases down a burrow hole, packing the hole with sand, stepping a good distance away from the hole and then igniting the gas). The concussion effect of the ignition kills the critter instantly and collapses the burrow. Wildlife Services considers it a humane method. However, after deploying this method, Dru mentioned that the prairie dog families in neighboring burrows often come looking for their pals. So, it too becomes an endless process.
- Poison is not recommended due the possibility of unintentional poisoning of secondary animals such as hawks or dogs who consume the dead critter.
- Shooting/hunting is also not an option due to HOA regulations.
- Introduction of a natural predator, such as the black-footed ferret.
- Dru said she will invite the consultant (Jason) to our Fall Picnic for a more comprehensive community discussion. All attending members agreed that a community-wide, collaborative approach is essential to determining a viable option.
- There was also discussion of solar-operated sonic (aka sound-based) repellent stakes that can help deter critters from entering properties. Dru and Dennis are testing them now on their property boundaries. They are available on Amazon at: <https://www.amazon.com/Upgrade-Stopper-Waterproof-Outdoor-Powered/dp/B07MZR6X1K>

**Fall Picnic** – Let's set the date! Thank you to Dennis and Dru, who have graciously offered to host a "potluck" event. They are available on **Saturday, September 18<sup>th</sup>**. The proposed time is **3 PM**. Stay tuned for more information.

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

- Several community members and bordering neighbors have observed coyotes in the area – please keep an eye on your pets!
- One of the PVM community rock signs is collapsing – there was a request for budget allocation to repair it. The ACC Chair said he will inspect the sign and follow up with the Board.
- A community member recently expressed concern about visual clutter in the community, but did not provide specific details. The Board has reached out to this member and asked for additional clarification.

**ADJOURNMENT:** The meeting was adjourned at 8:10 PM. The Fall Picnic will serve as the 3<sup>rd</sup> Quarter Meeting on September 18, 2021 @ 3 PM. A “call for agenda” will go out several weeks in advance. One item already on the agenda is planning for the Annual General Membership Meeting in December. If any community members have a suggestion for a great restaurant location... please let us know! The budget allocation for this event is two meals per property at \$15 each.

Respectfully submitted, *Your PVM HOA Board/Officers*