

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Monday, March 22, 2021 at 7 PM

Board Attendees:

Dru Dukart, President

Jeff Maas, Director-at-Large

Kathy Delaney, Director-at-Large

Tim Delaney, ACC Chair

Carol Burnside, Vice President

Randy Antonow, Director-at-Large

Gayle Maas, Treasurer

Community Member Attendees:

Rich Butler

Bridget Bailey

Don & Nancy Turner

Dennis Dukart

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 present and proceeded with the following agenda items:

Reports of Officers, Boards and Committees: The Minutes from December 8, 2020 General Membership Meeting unanimously approved as presented.

- Treasurer's Report: The *Cash Flow Statement* and *Budget Sheet* as of March 10, 2021 were displayed on the screen and discussed. (*To be attached to electronic distribution of minutes as well.*) All but seven (7) property owners have submitted their 2021 dues. Overdue invoices with late fees will be sent April 1.
- ACC Chair's Report: Three (3) new requests have been received and (1) one consult;
 - Lot #24 Filing 1: Parameter Fence (Reviewed/Approved)
 - Lot #25 Filing 1: Extension of Current Outbuilding (Reviewed/Approved)
 - Lot #7 Filing 2: Preliminary guidance provided to builder on placement of new residence on property.
 - Lot #19 Filing 2: Installation of Free-Standing Solar Panels (Reviewed/Approved)By law, HOAs cannot deny any renewable energy generation device but can regulate placement based on certain conditions such as reasonable aesthetic restrictions on dimensions, placement, and external appearance of the devices. PVM ACC members met with the property owner and granted the request with the stipulation that the array cannot be placed in the line of sight for the neighbor directly to the east of homeowner's property. This is consistent with the Association's Design Guidelines outlined in the covenants.

As a reminder; *prior to starting any project* that falls under Architectural Guidance of the Association's Governing Documents, requests must be submitted to PVM ACC for review/approval.

- Election Results: Thirty-seven (37) ballots were returned which met the majority of members casting their vote in the election/re-election of three director positions. Fifty-one percent (51%) or thirty-three (33) of the Lots in the Association are required to represent a quorum. Re-elected for another two-year term were incumbents Dru Dukart, Carol Burnside, and Kathy Delaney.

UNFINISHED / OLD BUSINESS:

- *Fire Water Cistern* – We are waiting for a letter from the Peyton Fire Protection District confirming PVM's compliance in meeting all their requirements. Several Board members met with both the Fire Chief and Assistant Fire Chief on Wednesday, March 10th and while assured by them that we were in compliance, we nonetheless requested a letter from them or the Fire District's attorney for our records. Both gentlemen indicated they would try to attend this meeting to directly address any questions but unfortunately weren't able. However, PVM was fortunate to have in attendance a member in our community who is a retired 20-year firefighter and current board member of the Security Fire Department. Captain Rich Butler (of McCara Court) shared the following:

Fire codes continuously evolve. Most agencies have done away with the Unified Fire Code (UFC) and instead adopted the International Fire Code (IFC), thus guidance based on 2004 UFC is outdated. Moreover, the principal intent of the code referencing 10k gallons per 50 acres was to address rural areas that lack hydrant systems but are developed as high-density housing communities, such as when developers subdivide individual lots to less than an acre and homes are built close together. On a side note: there are currently a number of rural communities in El Paso County that rely solely on their local fire districts, as they have neither hydrants nor cisterns.

In rural areas, fire districts often rely on both “auto-aid” and “mutual-aid.” In our case, Falcon Fire District provides auto-aid to Peyton Fire District. This means that should a fire occur, PFD and FFD are dispatched simultaneously. If additional help were necessary, other fire districts in El Paso County will dispatch via mutual-aid. This occurred, for example, during the Black Forest fire in 2013.

Cisterns are often not the primary source of water. Instead, they are considered an alternative water source that is used to augment (when necessary) other water sources that the fire department brings with them, such as water tenders. In addition, it’s important to note that when cisterns are relied upon, they are generally dedicated to structure protection only. In other words, they are rarely used to fight wildland (i.e., grassland) fire. Other, containment-based, measures (such as back-burn and boundary control) are used to deal with wildland fires.

Wildland Urban Interface code amendments, addressing such measures, were adopted after the Waldo Canyon fire.

Additionally, during the Board’s March 10th visit with the PFD, they initiated the idea of placing a fire station somewhere close to our community and mentioned they were looking for any property owner who would consider donating an acre or two for this project. An outer community perimeter location would work best and if adjacent to Highway 24 the District would install a culvert and driveway access as to not interfere with local PVM traffic. The building could possibly have four (4) bays for their trucks/equipment, similar to their Peyton facility. They would also install a 30,000 gallon underground water cistern on the property, which would benefit our community in a variety of ways, including but not limited to individual homeowner insurance premiums and perhaps a future meeting location for PVM board meetings. We are sharing this information only at the request of the Peyton Fire Department, if anyone is interested in finding out anything more on the matter, the HOA Board will be happy to put you in touch with the Fire Chief.

- *PVM Secretary Vacancy* - Bridget Bailey has volunteered to take over the secretarial duties of the HOA. We appreciate her volunteering and look forward to having her as a part of our team.
- *PVM’s Covenant & Rule Enforcement – Equipment, Utility Trailers, Flatbed Trailers, etc. in non-compliance.* The HOA Board has tried to use a common sense approach to facilitating PVM covenants and has been compassionate about giving homeowners ample time to come into compliance. Enforcement is the most difficult task of the Board but is necessary to maintain the quality of our community and preserve PVM as a desirable area to live as well as present a high quality residential area of lasting value. Our homes are the single most expensive investment in our lifetime and continued non-compliance deteriorates our community as a whole. Visual clutter, equipment, recreational vehicles, and trailers **must be screened within proper garaging or fencing; out of view.** No one wants to buy or live by property that is near or next to a cluttered property; which is what the Board of Directors are trying to keep under control. If you have any of the aforementioned that is not properly screened or stored, for consistency in enforcing the covenants they are considered non-compliant and letters will be sent out shortly.

As we’ve said many times, if you have an extenuating circumstances *please* reach out to the HOA. The ACC and board members have some flexibility in making decisions regarding variances (based on mitigating circumstances) but we cannot do so without hearing from you. We do not police the neighborhood but we do get complaints that need to be addressed. And with summer on the horizon, if you have short-term visitors with campers – again, please just let us know when you expect them to arrive so should someone complain we have it on record as being notified.

NEW BUSINESS: None

COMMUNITY MEMBER COMMENTS/CONCERNS:

- A concern about construction material not being placed in a proper receptacle on-site was discussed. A letter will be sent regarding this matter to the owner of the new build. Whether it is construction material or any trash from homeowners; we are reminded that trash must be secured and contents prevented from being allowed to escape throughout the community, especially with our continued high winds. Cleanup of any trash is the responsibility of the builder and/or homeowner, not your neighbors.
- Many thanks to those who have recently helped others in the community. Whether it be clearing driveways of snow or helping replace a downed fence panel due to the high winds; it’s comforting to know we are in a community where neighbors help neighbors.
- No other concerns from the community were presented that had not already been discussed.

The meeting was adjourned at 8:05 PM. **June Quarterly Meeting: Date, time and call for agenda items to be announced in advance.**

Respectfully submitted, *Your PVM HOA Board/Officers*