

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Monday, March 28, 2022 at 7 PM

Board Attendees:

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

Community Member Attendees:

Dennis Dukart	Ron & Teresa Maksyn
Kenneth & Jackie Welshans	Phil & Dian Werner
John & Kathy Allender	Ralph & Michelle Hoeflich

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met for the 1st Quarter meeting. Thank you to all who attended. As always, we appreciate meeting new members and hope you feel welcomed to our wonderful community! Dru called the meeting to order at 7:00 PM, welcomed everyone, introduced the attending board members to the membership and proceeded with the following agenda items:

4TH QUARTER MEETING: The December 5, 2021 HOA Board Meeting Minutes were unanimously approved as presented.

REPORTS of OFFICERS, BOARDS and COMMITTEES:

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

- **Proposed HOA related State Bills** – there are currently several proposed bills before the state legislature. Dru explained that she spoke to our HOA attorney to determine which bills pertain to PVM. There are three items of note: 1) the requirement for licensure of management companies will not apply to PVM HOA as long as we maintain an elected board of officers vs. opting for a third-party management company, 2) the proposed collections limitations may impact PVM in terms of placing capped fines, fees and other costs that PVM charges – the attorney doesn’t think it will have much of an impact because PVM’s rules and regulations are so well established, and 3) the use of small claims court in enforcement actions – this bill, if passed, may assist the HOA by providing another avenue for rules and regulations enforcement. There were a few questions and some discussion about recent media coverage related to HOA property managers that have foreclosed on properties for unpaid fees in Denver. Dru explained that her discussion with the attorney was specifically about the proposed licensure requirement for property managers, but she will follow up with the attorney about the question of liens vs. foreclosure.
- **Non-compliance** – there was discussion about several recent non-conformance issues, one of which pertains specifically to Article 5 regarding temporary residences during construction. This situation occurred without knowledge of the owner, as the construction crew elected to place a fifth-wheel on the property as a supply theft deterrent (it was not serving as a temporary residence). The BOD agreed, however, that regardless of cause or purpose, it is a violation of Article-5 and compliance requirements apply. The non-compliance was subsequently corrected. There was additional discussion about the basis for the rules and regulations regarding temporary residences – essentially this part of Article-5 was put in place to ensure that temporary residences do not inadvertently become permanent residences when owners want to cease construction before completion. The other non-compliance issue relates to an owner requesting approval for the placement of two storage units and a roll-off dumpster pursuant to the sale of the residence. The attorney supported and the BOD’s agreed to a

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90-day approval, as reasonable accommodation. It was also agreed that this time period was finite. An extension of time will not be granted and enforcement action will occur after the 90-days has elapsed, May 15th, if a storage unit and/or the dumpster remains on the property.

Treasurer – The *YTD Cash Flow/Budget Sheet* as of March 2022 was shared and discussed:

- All but seven lots have paid dues which were due March 30th.
- Thus far, the budget is on track for 2022.
- It was noted that there was an additional charge from our web developer, but Bridget explained that was likely due to optimizing the El Paso County's Noxious Weed document in order to make it available to members on the PVM website.

ACC Chair – There are three recent approvals: 1) an outbuilding on Lot 18, 2) a workshop on Lot 22, and 3) a stucco color change on Lot 5. There was a member question about the extension deadline for the construction on McCara Court. Concern was expressed that the HOA has already given the owner an extension to complete construction, but it does not appear that construction will conclude by the June expiration date. In addition, there was another discussion about the ongoing issue of not having a dumpster on site. Recent winds have resulted in the construction debris blowing across to neighboring properties. The ACC intends to follow up with this owner.

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.

NEW BUSINESS:

Spring Clean-up – there was discussion about planning a spring clean-up. The HOA will sponsor this event, including the cost (\$350 budget) of a dumpster for one-day. The BOD's explored the possibilities of where to place the dumpster, prices, vendors and reiterated that there are limitations to what is allowable (e.g., paint, tires, electronics and such are not permitted). The BOD decided to postpone further discussion until the next meeting, when weather is more amenable to this planned activity.

New Board Members (voting results) – Gayle reported that with the quorum, the results are as follows:

- Jeff Maas – reelected as Director-at-Large for two-years... welcome back Jeff!
- Rich Butler – newly elected as Director-at-Large for two-years... welcome Rich!

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COMMUNITY MEMBER COMMENTS/CONCERNS:

- There was a question about the possibility of placing a lock-box somewhere in the community for drop-off of dues and ballots, in part because of rural postal issues. Several ideas were shared, but there was general agreement that it was not likely feasible due to legal issues and theft risks.
- 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 7:45 PM. The 2nd Quarter meeting for 2022 is scheduled for **Monday, June 20th @ 7:00PM.** Location: Falcon Fire Protection District – Station 1 (12072 Royal County Down Road). A “call for agenda” will go out in early June.

Respectfully submitted, *Your PVM HOA Board/Officers*