

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Sunday, December 18th, 2022 at 5 PM

Board Attendees:

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

Community Member Attendees:

Dennis Dukart	Phil & Dian Werner
Kenneth & Jackie Welshans	Pat & Brenda Ellis
Mark Stidd	Ralph Hoeflich & Michelle Calvin
David & Vicki Berry	Pat & Brenda Ellis
Anthony & Jennifer Voss	Nancy Turner
Greg & Lori Freeman	Carmen & Jessica Riehle
Chuck Turner	Brian & Tawnia Harp
Chris & Jenny Meier	

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met for the 4th Quarter meeting as part of the Annual General Membership Dinner Meeting. Thank you to all who attended! And a huge Thank You to Carol who arranged for such a wonderful dinner at the Antler Creek Golf Course Club Restaurant! Dru called the meeting to order at 5:00 PM, welcomed everyone, introduced the attending board members to the membership and proceeded with the following agenda items:

3rd QUARTER MEETING: The September 24, 2022 HOA Board Meeting Minutes were unanimously approved as presented.

REPORTS of OFFICERS, BOARDS and COMMITTEES:

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

- **USPS Related Requests** – as many recently learned, USPS is no longer delivering larger packages (that do not fit in the oversize locked boxes at the two entrances to Prairie Vista Lane) to homes that are more than ½ mile from the community mailboxes. There was a recent request from a community member to move one of the community mailboxes westward into the Prairie Vista Lane loop so that the more (currently) distant homes could then become within the ½ mile radius of where USPS delivers. This member spoke with USPS and came away with the impression that the decision to move community mailboxes belongs to the HOA. Upon further investigation, however, we learned from USPS, that placement of community mailboxes is solely at the discretion of USPS. There was additional discussion about the recent changes in Amazon's delivery system – FedEx and UPS logistical issues are causing Amazon to choose USPS more often. This then creates the scenario where the package is too large for the oversize locked box, so a notification is left that the package is available for pickup at Peyton's USPS location. This location is not always convenient, especially for those who travel west for work. A great alternative was shared: when Amazon is using USPS, the purchaser can opt for delivery to regional Amazon lockers. There are two available – the 7-Elevens on both Woodmen and Meridian. You also might consider checking to see if there are Amazon lockers available close to your work location. All that to say, the community mailboxes are legally owned by USPS and cannot be moved or altered in any way without their express permission.

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- **Ongoing Issues with Non-Screened Trailers** – complaints continue to arise for trailers that are outside of screening for extended periods of time. The Board assures you that we continue to address these issues as they arise. In other words, it may appear that nothing is happening, but that is definitely not the case. Sometimes, it just takes time.

Treasurer – Gayle's officer report focused on the following topics:

- **2022 Financial Report** – we were over on legal fees due to unanticipated spending related to the cases that were turned over to Altitude Law (our legal representation). We anticipate recovering those costs as part of the legal process – but, again, it can take some time to do so, as liens are sometimes involved. In addition, two lots remain unpaid for 2022 dues (\$120). Altitude Law is handling both cases. Apart from that, we were on budget for 2022.
- **2023 Budget** – the proposed budget was shared. Some line items were shifted to offset overages with underspending in other areas. The annual dues fee was not increased for 2023 – it will remain at \$120 per year, which is one of the lowest found in this region. Annual dues statements for 2023 will go out in the beginning of January. Dues are due by March 1st. Additional information about policy changes for delinquent accounts will be included with the statements. Essentially, under the newly enacted HOA law, delinquent accounts will result in a \$25 monthly service fee (beginning April 1st) and an 8% interest rate per annum on outstanding balances. Finally, the voting ballot for the upcoming Q2 board positions will be included as well, along with biographical statements for each candidate and a separate (no name or address) envelope to ensure that voting remains anonymous.

ACC – Tim's officer report focused on the following topics:

- Roofs: Filing 1 – Lot 18 and Filing 2 – Lot 2
- Home Color Change: Filing 2 – Lot 22
- Fence: Filing 2 – Lot 25

ACC Reminders:

- **Roof replacements** – related to recent hail. The ACC has requested that home owners who are replacing a roof please fill out the ACC Application Form, even if you are not changing the color. This will help the ACC better track and manage roof replacements.
- **Home color change** – 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.
- **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.

The ACC Application form is found at:

<https://prairievistameadows.com/pdf/important-documents/ACC%20Application%20Form.pdf>

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OLD BUSINESS:

County Maintenance Tickets– two of three county maintenance tickets were taken care of. One remains open. Summary as follows:

- Drainage issue on McKissick & Prairie Vista Lane – complete.
- Tree removal on McCara Court & Prairie Vista Lane – complete.
- Asphalt repair for McCara Court cul-de-sac – open ticket.

2023 Budget Approved

- Board is maintaining dues at \$120 for 2023.
- Board will track spending overages related to active legal cases – and estimates on when we might expect reimbursement.
- There was additional discussion about the new requirements for notifying delinquent accounts by physically posting a notice on the property (without trespassing). This will present a challenge for vacant lots.

2023 Election

- Three board positions are at term-end as of March 2023: Dru (President), Carol (Vice-President) and Kathy (Director-at-Large).
- Annual dues statements will include Voting Ballots – each term is two (2) years.
- The election committee (vote counting) consists of the Treasurer and at least two community members. A request for volunteers occurred – Mark Stidd volunteered to assist the current committee.
- Great news! Three members have volunteered for open positions! Thank you!
- The new Board will elect officers once the voting is complete.
- There is also a need for a new Treasurer – thank you Gayle for all you have done! We will miss you!

Status Letters – New Prospective Buyers

- At the Q3 meeting, there was a request to require new prospective buyers to acknowledge that they have read and understand the PVM Rules and Regulations, along with other governing documents.
- An acknowledgement signature is now included on the status letter documents sent to title/closing companies. While we cannot demand that they sign the document, we have made every effort to close the gap.

Stalled Construction

- There was additional discussion about the stalled construction on McCara Court.
- A list was provided in October of the requirements that were needed by end of January.
- Progress was made, but not all requirements were meant.
- The Board will follow up with Altitude Law.

NEW BUSINESS:

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3-Year Website Development and Maintenance– the Board signed the \$117.15 per/year agreement with our current provider. This will cover ongoing:

- License and certification
- Maintenance
- Updated Community Info & Member Roster

COMMUNITY MEMBER COMMENTS/CONCERNS:

There was general discussion about the north vs. south facing mailboxes. Both are facing south to prevent locks from freezing during winter weather, especially blowing snow. Again, this is governed by USPS.

ADJOURNMENT: The meeting was adjourned at 5:48 PM. The next meeting is scheduled for **Monday, March 20, 2023 at 7:00 PM**. This will serve as the 1st Quarter 2023 meeting. We will meet in the **new** Falcon Station at: U.S. Highway 24 and Old Meridian Road.

Respectfully submitted, *Your PVM HOA Board/Officers*