

PRAIRIE VISTA MEADOWS (PVM) HOMEOWNERS ASSOCIATION (HOA)
ANNUAL GENERAL MEMBERSHIP MEETING MINUTES
Monday, December 9, 2019

ATTENDEES:

Board/Officer/Committee Members:

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| • John Allender, President | • Carol Burnside, Vice-President | • Dennis Dukart, Director |
| • Kathy Delaney, Director | • Dru Dukart, Director | • Kathy Allender, Treas. |
| • Ronnyah Hamilton, Sec. | • Tim Delaney, ACC Chair | • Ron Maksyn, ACC Member |

Community Members/Guests:

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| • Randy Antonow | • Steve Burnside | • Matthew & Zach Hamilton |
| • Jack & Melissa Lambert | • Gayle Maas | • Teresa Maksyn |
| • Christopher Meier | • Patricia & Richard Nassivera | • Nancy & Don Turner/Gloria Thorp |
| • Charles Turner | • Anthony & Jennifer Voss | • Dian Werner |
| • Cory & Sue Anne Zhang | | |
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MEETING NOTES:

The PVM HOA Annual General Membership meeting was held at the Guadalajara Family Mexican Restaurant in Falcon, CO on Monday, December 9, 2019. Twenty-nine (29) individuals representing sixteen (16) PVM properties were present.

- John opened the meeting by welcoming community members and introducing the board/officers.
- Kathy A. distributed the current budget sheet/cash flow statement and the 2020 Budget. A motion was made by Dru and seconded by Carol to accept the current financial statement; KathyD. moved to accept the budget for 2020 and Dennis seconded the motion. Both motions were unanimously passed. In response to a question asked by a community member regarding the approval (vote) process on the proposed budget from members in attendance; no membership quorum was present to do so. However, based on the PVM HOA Bylaws, the Board of Directors exercise all powers granted by the Nonprofit Act which include annual accounting for association funds and a financial statement be prepared and presented to the Association (*Article VII, 7.1*). It is also the Treasurer's responsibility to prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting (*Article VIII, 7.7(d)*). As always, the intent is to keep PVM's income/expenses consistent with previous budgets, maintain the reserve, and continue being financially responsible on behalf of the community.

The process for members submitting their Association Dues for 2020 was explained in that around the first of the year notices will be mailed directly to property owners, along with an election form for the upcoming Director vacancies. Payments, along with the election form, are due no later than March 1, 2020.

- Regarding the upcoming election of officers - John explained that his and Dennis' terms are ending in March. Homeowners interested in volunteering for either of these two-year term positions were encouraged to reach out to him either after the meeting or by means of email. A few short sentences outlining the skills you would bring to the board should be provided to include in the mail-in ballots. There will also be an opportunity for write-in nominations.

Update on On-Going Community Projects:

- Dennis reported that the county completed the crack sealing on McKissick Road and the Prairie Vista Lane loop but the secondary roads (*McKiva Court, McCara Court, McConnell Court, Udella Court, and McCara Court*) remain on the open work order.
- A considerable amount of discussion ensued regarding the status of the fire water storage tank inspection process. A motion was made by Dru, seconded by Carol and approved that the ACC Director and Dennis would work together to draft a letter to the officials at the Peyton/Falcon Fire District stating the Association's safety concern; giving them a timeframe of six months to address and resolve the issue.
- John reported that the newly published PVM HOA Handbook of Rules and Regulations were distributed to all property owners this past October. The Handbook is also available on the PVM HOA website.
- Dru introduced Gayle and Jeff Maas as Captains for the PVM Community Neighborhood Watch Program. They will be the primary liaison between our community and Officer Ambuehl of the El Paso Crime Prevention Unit. Several key points from the November 18 organizational meeting were mentioned, including the benefits of disbursing information to all current homeowners for everyone's safety and security. There are three main responsibilities of a community watch program; they are observation, communication and security. Gayle and Jeff will distribute information as necessary by means of electronic mail. Homeowner's email address privacy will be adhered to by means of blind copy (bcc) communications.
- Updates to the Association's website have been completed. All governing documents, FAQs, construction approval process, etc., have been updated and/or added. Members are encouraged to login and register in order to see more in depth association information that is only available to them and not for public viewing. Jack Lambert suggested several options that the board would also be open to discussing further.
- John addressed recent member concerns regarding some of the visual clutter in the community. Those in violation have been spoken to and whereas a partial resolve has occurred, he intends to do a follow-up.

John thanked everyone for attending; the meeting was adjourned at approximately 8:20 PM.

NEXT MEETING: The next quarterly Board of Directors meeting will be held in March 2020. More specific details will be provided at a later date.