

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Monday, August 6, 2018

Attendees:

John Allender, President	(pvmresident@gmail.com)
Carol Burnside, Vice President	(pvmvp2@gmail.com)
Chuck Turner, Director-at-Large	(pvmbod1@gmail.com)
Dennis Dukart, Director-at-Large	(pvmbod2@gmail.com)
Gary McDonald, Director-at-Large	(pvmbod3@gmail.com)
Kathy Allender, Treasurer	(pvmtreasurer@gmail.com)
Dru Dukart, Secretary	(pvmsec3@gmail.com)

Absent:

Mat Muldoon, ACC Director	(pvmacc@gmail.com)
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MEETING NOTES:

The PVM HOA Board of Directors (BOD) met at the home of Dennis and Dru Dukart with the following agenda items discussed:

OLD BUSINESS:

- Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of July 31, 2018 was distributed and discussed; along with the formal approval of the minutes from the previous month's meeting. Given each board member has the opportunity to review/approve the draft meeting notes prior to final distribution the board decided there shouldn't be a need to discuss and reapprove them again.
- While there are a few lots in the community that still require mowing, the board appreciates those who have been proactive in maintaining their property. Several compliments have been received on Prairie Vista Meadows looking the best it's ever been!
- Ballots from the community members are coming in on the three changes to PVM's Protective Covenants. John has been diligent in sending email reminders to those who had not yet responded.
- Drain Ditch Responsibilities Researched/Reported by C. Turner

Drainage areas - The drainage systems throughout the community are based on engineering studies when the community was developed, historic data, and project flood damage data. Our community has multiple areas with seasonal high water levels, is relatively flat, and the drainage system throughout the community is critical to the community in case of a flood.

Culverts and drainage basins exist on homeowner properties throughout the community. There are three detention ponds throughout the community the HOA maintains while the majority of the remaining areas are the responsibility of each homeowner. Trash, large weeds, bushes, and trees should not be allowed to accumulate in designates drainage culverts so as not to impede water flow.

There are a variety of drainage culverts throughout the community. Some are adjacent to the public roads while others are on homeowner properties. El Paso County is responsible for the culverts that parallel the county owned roads. The HOA is aware some culverts are not working as originally designed. A work order has been placed with the County to inspect these culverts and clean or repair them as required to meet the original specifications. According to El Paso County maintenance staff our culverts will be inspected later this year and appropriate action taken.

More information can be found on the Plat Map for each filing, in the El Paso County Drainage Criteria Manual, and various additional HOA engineering reports on file with El Paso County.

Modifying any designated drainage basin, culvert, or changing historical routing patterns from irrigation canals could create severe liability problems. If you are considering modifying any ditch, swell, berm, or natural drainage area on your property you are encouraged to seek professional engineering advice and permission from El Paso County before doing so. Lack of proper planning could lead to damage to your property or other homeowner properties.

NEW BUSINESS:

- PVM's *Community Clean Up Day* will be held Saturday, September 15. The HOA is looking for volunteers to help with this neighborhood project. Notices will be posted in advance.
- Fall Picnic – is scheduled for Saturday, October 6 from 3-6 pm at Dukart's pole barn. It will be a potluck picnic with community members bringing side dishes and the board supplying and grilling burgers/brats. As in the past, notices will be sent in advance and posted.
- HOA Plat Map/Interface with County Documents, Fire Water Storage, etc. – C. Turner provided each board members with a CD disk containing these documents as well as several large laminated maps of PVM which include:

Easements – There are a variety of easements allocated throughout the community. El Paso County has easements, Mountain View Electric has easements, and the HOA has easements, etc. These easements are shown on the Prairie Vista Meadows HOA Plat Map for each filing and described in the Plat Map notes. These maps will be available on the HOA website with a separate document listing all the Plat Map notes for each filing.

It is the responsibility of each homeowner to understand the easements on their property, to allow proper access to those easements if needed, and to maintain those easements as described in the Plat Map notes.

- PVM also has three (3) 10,000 gallon buried water tanks in the community. C. Turner researched and provided copies of PVM's subdivision's Wilfire Hazards Mitigation Plan. He will be representing the HOA at an upcoming Fire Protection District Meeting to find out more details regarding maintaining these tanks.
- The board will be transitioning their email accounts from Gmail to Outlook for a more manageable system.
- For the purposes of maintaining PVM historical records a list of past board members/officers will be added to our archived documents for reference purposes only.

OTHER ITEMS BROUGHT FORWARD:

- 2019 Budget Development Timeline and Annual General membership meeting – Given the PVM fiscal year coincides with the calendar year (Jan – Dec) the board is proposing the annual membership meeting be moved to November as compared with previous meetings being held in March. This allows the board to develop and present the 2019 budget to the community prior to implementing.
- *ACC Approval Process* and *Rules and Regulations* Development - The board will conduct additional work sessions to expand on both the current ACC process and PVM's rules and regulations.

NEXT MEETING:

The next board meeting open to all community members will be held on Monday, September 10, 2018 from 6-8 PM at the Falcon Fire Station One located at 12072 Royal Country Road, Falcon. If any community member would like something placed on the agenda, please submit your request to pvmhoa@gmail.com or by mail to Prairie Vista Meadows HOA, Inc., PO Box 552, Peyton, CO 80831-0552 no later than Friday, September 7, 2018.

Respectfully submitted,

Your PVM HOA Board/Officers