

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES
Monday, January 7, 2019

Attendees:

John Allender, President	(pvmpresident@gmail.com)
Carol Burnside, Vice President	(pvmvp2@gmail.com)
Mat Muldoon, ACC Director	(pvmacc@gmail.com)
Dennis Dukart, Director-at-Large	(pymbod2@gmail.com)
Chuck Turner, Director-at-Large	(pymbod1@gmail.com)
Kathy Allender, Treasurer	(pvmtreasurer@gmail.com)
Dru Dukart, Secretary	(pvmsec3@gmail.com)

Absent:

Gary McDonald, Director-at-Large	(pymbod3@gmail.com)
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MEETING NOTES:

The PVM HOA Board of Directors (BOD) met the Falcon Fire Station One, 12072 Royal County Down Road, Falcon with the following agenda items discussed:

OLD BUSINESS:

1. Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of December 31, 2018 was distributed, discussed, and approved. The HOA Dues Notices will be mailed out this week with payment due by March 1st, 2019.
2. The ACC Director reported that the following requests were received:
 - 10724 McKissick Road – barn approved
 - 10935 McKissick Road – fence (approval pending)
3. The *Prairie Vista Meadows – 2019 Election Ballot of Board of Directors* and a self-addressed stamped envelope will be included in the mailing of the HOA Dues Notices. Community members are encouraged to use the self-addressed envelope to submit both the ballot and their dues in one mailing. All ballots must be received by the HOA Board by Midnight MST, February 28, 2019 which coincides nicely with the Dues Payment due date of March 1st.
4. Other items discussed by the Board Members and Officers included:
 - Road Repairs and Ditch Cleanout –Given we've had open work orders with the county (without any action) for several years, John will reach out to the El Paso County DOT one more time to find out where we are on their schedule. (*ACTION: as of Wednesday, January 9, the trees, trash and debris by the culverts on the county maintained roads and ditches have been removed. Additionally, Director-at-Large Dennis Dukart visited with the Asphalt Supervisor of the El Paso County DOT during a PVM on-site visit the following afternoon. Repairs are targeted to commence on the county maintained roads in our community within 2-4 weeks based on the supervisor's review and report to the DOT.*)
 - Fire water storage and agreement with Peyton Fire District – ACC Director Mat Muldoon stated he had reached out to the Peyton Fire Protection District office with a request for

an on-site meeting/inspection of the PVM's 30,000 gallon water storage tank to ensure it meets the District's updated codes. To date he has not received any response. The Peyton Fire Protection District requires a 10,000 gallon underground water storage tank, well and pumps, per every 50 acres. The primary concern of the HOA is that there is adequate water available and easily accessible in the event of a grass fire, home fire, or worse - multiple incidents. It is the HOA's responsibility to maintain the tanks, keeping them filled and refilled within 48 hours of use. The board will begin researching who in the area delivers potable water and at what cost. Once the on-site meeting/inspection occurs, further decisions can be made.

- Status of Bylaws and Article of Incorporation updates with the State – The Bylaws are maintained in the HOA records and changes do not need to be updated with the state. The Articles of Incorporation were not affected by the vote last year, and as such no filing necessary.
- Status of updated Rules and Regulations – regrettably the Board did not have time at the October 3, 2018 executive work session to proceed with the document review, which was an agenda item. It is the intent to schedule a special work session to accomplish this prior to the February Board Meeting. Similarly, a special meeting needs to be scheduled to work on publishing written guidance of privacy fences as well as chicken and chicken coop restrictions.

NEW BUSINESS (COMMUNITY MEMBER INQUIRIES):

1. A request was received from a new community member regarding an aged dog being replaced by a puppy; exceeding the limit of animals allowed by the governing documents. The request was kindly approved and appreciated by the homeowner.
2. The community is reminded that especially during high winds; we should make every attempt to secure our trash so that it doesn't spread throughout the neighborhood, creating an inconvenience to our neighbors. If you use Dan's Trash Services, they allow you to bungee cord the receptacle's lid so that it secures things better. Waste Management uses an automatic arm to lift the receptacle, so securing the lid wouldn't work.

NEXT MEETING:

The next PVM HOA Board of Directors meeting will be held on **Monday, February 11, 2019 from 6-8 PM**, at the Falcon Fire Station #3 located off Highway 24 and Old Meridian Road. This meeting is open to all community members and if you would like something placed on the agenda, please submit your request to pvmhoa@gmail.com or Prairie Vista Meadows HOA, Inc., PO Box 552, Peyton, CO 80831 prior to February 4, 2019. A full agenda will be submitted to all community members at least one week prior to the meeting.

The PVM HOA Board of Directors Meeting adjourned at 7:40 PM.

Respectfully submitted,

Your PVM HOA Board/Officers