

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES
Monday, January 8, 2018

Attendees:

John Allender, President	(pvmvpresident@gmail.com)
Dennis Dukart, Director-at-Large	(pvmbod2@gmail.com)
Chuck Turner, Director-at-Large	(pvmbod1@gmail.com)
Kathy Allender, Treasurer	(pvmptreasurer@gmail.com)
Dru Dukart, Secretary	(pvmsec3@gmail.com)

Absent:

Chuck Bessant, Vice President	(pvmvp2@gmail.com)
Mat Muldoon, ACC Director	(pvmacc@gmail.com)

Community Members:

Gary & Cindy McDonald
Randy Antonow
Jeff & Gayle Maas

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met at the Falcon Fire Station with the following agenda items discussed:

OLD BUSINESS:

- Motion made and unanimously approved to accept the November 6, 2017 board meeting minutes. *(There was no board meeting in December.)*
- Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of January 1, 2018 was distributed and discussed.
- There were no new requests to the Architectural Control Chair/Committee (ACC).
- The Board received 15 survey responses (25 percent) of the 60 that were mailed. The results have been compiled into a comprehensive report, available for viewing on the PVM HOA Website (<https://www.prairievistameadows.com>). If any of the community members have difficulty with their login, they are asked to reach out to Chuck Bessant for guidance. [\(pvmvp2@gmail.com\)](mailto:pvmvp2@gmail.com) In summary; the opinion of those responding was favorable overall to the location, appearance of well-kept homes/pride of ownership, and the low HOA dues/assessments. However, the results toward the enforcement of the covenants/rules & regulations was split between *NOT ENOUGH ENFORCEMENT* and *TOO STRICT OF RULES*. The goal of the current Board of Directors is to listen to the needs of the community and make decisions based on the best interests for everyone.
- The Board received a response from the El Paso County Department of Public Works regarding our recent request for repairs to the PVM roads. The Work Management/Dispatch Supervisor sent an email stating,
“Thank you for your request. A service work order was opened on June 7, 2016 for repair of cracks throughout this subdivision. At this time we do have a very large backlog of these type of cracks throughout the county, and are working them oldest received to newest. I will issue a service work order for repair of corners as needed.”

The Board agreed to stay on top of this issue and will periodically reach out to the county for scheduling updates.

- Chuck Turner provided his review of the three (3) individual Declarations of Protective Covenants currently registered with the County/State for Prairie Vista Meadows. As community homeowner associations change over time and given some of the concerns listed in the above mentioned PVM community survey; now may be time to do a more in-depth review. Chuck and John Allender will meet next week with a legal firm experienced in Colorado's homeowner association laws to explore our next steps. This endeavor is a big step and based on our current governing documents; must be discussed, voted upon and approved by at least 51 percent of the community.
- The PVM Annual General Membership Meeting/Dinner will be held the first week of March. Based on community input, it was the consensus of the Board to try to keep the event closer to our community rather than in Colorado Springs. More information will be forthcoming.

NEW BUSINESS:

- The continued concern of the number of vehicles allowed to be parked outside for a period of time at any one residence was again discussed at great length. This being a regular and recurring issue, the Board voted to officially **rescind** the *Temporary Parking Variance* that had been established a year ago. Until the governing documents have been fully and legally reviewed and rewritten (as mentioned above), the Board is returning to enforcing the Protective Covenants as originally and legally filed with the County/State.
- Also brought to the Board's attention is a violation of Section 19 of the Protective Covenants regarding the removal of manure. John will issue a violation notice to the homeowner.
- A question regarding HOA vs County ownership of property easements by the north HOA sign off Prairie Vista Lane and McKissick was brought forward. There is becoming a greater drainage issue in this area. Dennis Dukart agreed to check with the ACC before anyone proceeds with removing rip rap from the area.

NEXT MEETING:

The next Board meeting will be held February 5, 2018. If any community member would like something placed on the agenda, please let us know prior to February 1. Meeting notice/agenda will be sent to all HOA members prior to February 5.

Respectfully submitted,

Your PVM HOA Board/Officers