

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES
Monday, June 11, 2018

Attendees:

John Allender, President	(pvmresident@gmail.com)
Mat Muldoon, ACC Director	(pvmacc@gmail.com)
Chuck Turner, Director-at-Large	(pvmbod1@gmail.com)
Gary McDonald, Director-at-Large	(pvmbod3@gmail.com)
Kathy Allender, Treasurer	(pvmtreasurer@gmail.com)

Absent:

Carol Burnside, Vice President	(pvmvp2@gmail.com)
Dennis Dukart, Director-at-Large	(pvmbod2@gmail.com)
Dru Dukart, Secretary	(pvmsec3@gmail.com)

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met at the home of John and Kathy Allender with the following agenda items discussed:

OLD BUSINESS:

- Motion made and unanimously approved to accept the May 7, 2018 board meeting minutes.
- Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of May 31, 2018 was distributed and discussed.
- The ACC Director reported that the following requests were received/approved:
 1. 16240 McConnell Ct - vinyl fence approved
 2. 10724 McKissick - house color change
 3. 10940 Udella Ct - Storage container on property
- Regarding current mowing of lots; it was reported that Falcon mowing was providing misinformation to those who reached out to them – lot owners were being instructed to contact the HOA Board to set up scheduling of mowing. The Board's position is that the HOA does not endorse one mowing company over another nor do we oversee any scheduled mowing. John has called twice this last month and left messages, telling them they should be working details out with lot owners and that the HOA has no part in the mowing schedule. Chuck said he also was contacted by Falcon Mowing and they requested a list of all home owners, address, phone, email, etc. Board members all agreed that that should NOT be something the board should or would provide to any vendor. It's the vendor's job to obtain that from the home owner when they call requesting service. John will call again this week to see if he can speak directly to someone in charge regarding the HOA's position on this issue. **IT IS CRUCIAL THAT LOTS ARE MOWED.**
- Status of Governing Doc changes:
 1. Per law firm – Quorum (HOA BYLAWS - Article III, Sections 3.6 and 3.8) is present when 51% of the community is present (63 x 51% or 33 owners). To make any change to the documents, 51% of **that** quorum must vote the same way. So if only 33 lot owners are represented and 51% of that 33 vote one way, then the documents can be changed. So 51% of 33 minimum (or 17 lot owners) can make a change if they vote the same way. It was discussed that 67% would better represent the community's wishes, reflecting a greater number of lot owners.
 2. Per law firm - Parking (PVM HOA - PROTECTIVE COVENANTS Section 18) this is an OR statement; "... *may be kept in an organized manner subject to the approval from the*

ACC. Screening such vehicles from public view with the proper garaging or fencing approved by the ACC, is required." What the law firm pointed out was that this is two separate sentences.

- The Open Forum Discussions/Surveys – Two additional surveys were received after it was mentioned at the last Open Forum meeting. The concern of maintaining the PVM HOA signs on the two corners of Prairie Vista Lane and McKissick was discussed. The board members agreed maintenance should be an HOA expense and ask that they be contacted so repairs, etc. can be made. Regarding the drainage issue near the north entrance - El Paso County had been contacted and stated they will send someone out to look at it; we will send another email inquiry on the status of the original request.
- Review of PVM HOA Insurance Policy - John received an insurance quote from an independent agent that shopped around to compare coverage/cost for us, they came back with \$1600/year. The HOA currently pays \$1439/year; so at present we have the right coverage at the best rate.
- Update on ongoing violations/enforcement - Chuck requested that all board members read and comment to the group about the two proposals he presented on 'Community Rules and Regulations' and 'Community Policies and Procedures'. John pointed out that the fine structure and covenant enforcement is addressed in those documents, so discussion would be helpful.

NEW BUSINESS:

- ACC Request Procedures – This process needs to be revised and clarified as many requests have been coming to John and he has to forward them to Mat. This process is also addressed in the proposals mentioned above in the 'Community Rules and Regulations' and 'Community Policies and Procedures'.
- Change of future open board meetings - it was agreed that Firehouse #3 (corner of Old Meridian and Hwy 24) would be a better utilized space to accommodate increased number of community members in attendance. *This is, of course, contingent on availability.*
- Chuck proposed the following:
 - A second General Membership Meeting (Fall Meeting) to discuss budget, then present budget to lot owners; and
 - Begin sending HOA dues invoices out in November with a January 1st due date (currently they are mailed in January with a March 1 due date). This change would then coincide with our Fiscal year for the HOA which is January - December.

NEXT MEETING:

The next board meeting will be held on **Monday, July 9, 2018 from 6-8 PM** at the **Falcon Fire Station #1, located at 12072 Royal County Down Road, Falcon, CO**. 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, July 6, 2018.

Respectfully submitted,

Your PVM HOA Board/Officers