

PRAIRIE VISTA MEADOWS (PVM) HOMEOWNERS ASSOCIATION (HOA)
ANNUAL GENERAL MEMBERSHIP
MEETING MINUTES

Held at The Grill at LATIGO, Elbert, CO

Wednesday, March 7, 2018

MEETING NOTES:

The PVM HOA General Membership meeting/dinner was held at *the Grill at LATIGO* Wednesday, March 7, 2018; with thirty-two (32) lots represented. Attendees were provided copies of the evening's agenda, current budget sheet/cash flow statement, and additional information on the login/registration process for the PVM HOA's website.

- President John Allender welcomed community members and provided opening remarks before introducing Debra Oppenheimer from HindmanSanchez, a premier Colorado law firm specializing in HOA law. Ms. Oppenheimer explained the three separate filings of the PVM HOA Covenants and the differences and legalities of each. Basically, the Covenant dated November 23, 2004 is the HOA's primary governing document. She informed the membership that the declarant still has rights in regards to the HOA and suggested the board should meet with him to relinquish those rights so that the covenants can be changed according to the community's wishes. Much discussion and opinions were heard regarding what can be done to correct the HOA's governing documents. Ms. Oppenheimer said her firm is open to helping the HOA Board and Community Members proceed but most of the work and requested changes has to come from the community. John explained that a quorum vote of 51 percent, thirty-three (33) lot owners is required to make any change.

The current board is committed to rewriting the covenants and has made great progress to date. The governing documents still require work and input from the community before voting from the community will take place. The board asks for all members to be involved in the process and ensure their opinions on changes are communicated to the board.

- John discussed and summarized the community survey that was mailed to members last November. Several feedback items from the survey were discussed at the meeting including community parking, animals, and mowing. Many want change, but everyone needs to vote.
- Although there was no quorum present to hold a formal election of board members; ballots were given to each lot owner prior to the commencement of the meeting. This allowed for community participation and involvement. As no formal vote was taken at the meeting, the Board of Directors will appoint members to vacancies. We appreciate

those who have volunteered to continue on the board (Mat Muldoon as ACC Director) and welcome our two new incumbents (Carol Burnside and Gary McDonald).

Carol had previously served as the HOA Treasurer and Gary has been a valued, active and interested participant in our HOA events/activities.

The board also extends a heartfelt thanks to Chuck Bessant, who chose not to run for re-election. Chuck has been an important and dedicated member of Board of Directors for a number of years. We will miss his guidance and expertise and wish him nothing but the best.

Before adjourning, the *Dues Incentive Drawing* was conducted. This year's winners were Darryl & Evet Lashley (\$100) and Steve and Carol Burnside (\$50).

NEXT MEETING:

The next Board of Directors meeting will be held on Monday, April 9, 2018. If any community member would like something placed on the agenda, please send your request to pvmhoa@gmail.com.

Respectfully submitted,

Your PVM HOA Board/Officers