

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES
Monday, May 7, 2018

Board Attendees:

John Allender, President	(pvmvpresident@gmail.com)
Carol Burnside, Vice President	(pvmvp2@gmail.com)
Mat Muldoon, ACC Director	(pvmmacc@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)

Homeowner Attendees:

David & Wanda Hill	Ron & Sherry Phillips	Tim & Kathy Delaney
Scott Krause-Mahan	Brian & Tawnia Harp	Pat Nassivera
Krystal & Dallas Shannon	Ron & Teresa Maksyn	Duane & Alice Goering
Bryan Johnson	Dian Werner	Evet Lashley
April Chaffee	Byron Bradford	

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met at the Falcon Fire Station. Homeowners were welcomed and representatives from the Falcon Fire Protection – Wildfire Mitigation Team were introduced. The team was on hand to discuss ways homeowners can work in partnership with them to create the safest environment possible, given recent high winds, lack of moisture and fire danger. Areas of particular concern are high grass/weeds and un-mowed lots. They encourage all property owners to not only keep their lots mowed but also keep the area around homes well watered and refrain from planting any trees within 20' of their home. Residents are encouraged to sign up for the *El Paso-Teller County Emergency Notification System* (<https://www.elpasoteller911.org/246/Emergency-Notification-System>) which is used to alert residents of emergency situations that are a threat to life or property, or situations that are deemed dangerous by public safety officials. The Wildfire Mitigation Team also encouraged homeowners to read through their WildFIRE Mitigation information found at: <http://www.falconfirepd.org/community-resources/wildland-mitigation> (Also attached)

Continuing with the board meeting, the following agenda items were discussed:

OLD BUSINESS:

- Motion made and unanimously approved to accept the April 9, 2018 board meeting minutes.
- Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of April 30, 2018 was distributed and discussed.
- The ACC Director reported that resident paint color changes and questions regarding fence requirements were recently received.
- Notices have been forwarded to lot owners regarding properties requiring mowing. The board has reached out to several mowing companies and will provide contact information to all community members when the board meeting minutes are distributed.

- This being the third scheduled *Open Forum Discussion* between community members and the Board of Directors; current changes to our governing documents was talked about and explained. The Board addressed recently shared misinformation/miscommunication in the community and answered questions with regard to the direction they were taking with the PVM Governing Documents that best represent the majority of the PVM members. The usual topics discussed were parking, fence guidelines, and animals (including chickens and goats, which are currently not allowed). The Board assured those present that we will be moving forward with an enforcement policy but the priority was to first have dialogue with the community on potential changes to the governing documents.
- The community survey, which was distributed last November, was again discussed. The Board is more than happy to attach the survey for those who didn't submit one earlier. The original results can also be found on our PVM HOA website. (<https://www.prairievistameadows.com/>)
- The sense of community and the feeling of belonging to a community were brought forward. The PVM HOA goal has always been to be a welcoming community. As an example, this is the first time the community is represented by eight (8) dedicated Directors/Officers and in less than two years the PVM has experienced a successful Community Yard Sale, brought back the Fall Community Picnic, and established a Welcoming Committee. We have a Ladies BUNCO group who is always looking for more members. The community survey, which offered members the opportunity to express themselves and provide input was a first; as well as the largest number of attendees at the last Annual Membership Meeting and the recent Open Forums, speaks to the positive direction the current Board is striving to achieve. The Board is open to ways that promote a better sense of community and welcome continued input and volunteers to make this happen. We also recognize and respect that there are some homeowners who moved into this area to preserve their privacy and do not wish to get involved in their neighborhood.

NEW BUSINESS:

- The Board is currently in the process of reviewing the PVM HOA Insurance Policy to ensure we have the right coverage at the best rate.
- The Annual HOA Dues were discussed with the overall opinion that \$120 is currently a fair and affordable assessment.
- The issue of Board members being elected or appointed was explained based on our current governing documents and that of the **2016 Colorado Revised Statutes, Title 7 – Corporations – Continued Article 128 - Directors and Officers Part 1 – Board of Directors § 7-128-110 Vacancy on Board.** [Universal Citation: [CO Rev Stat § 7-128-110 \(2016\)](#)] *Either the voting members or the board of directors may fill a vacancy.* In the past the Board of Directors has exercised the appointment provision because the required attendance at the Annual General Membership did not reach the 51 percent majority for election.

NEXT MEETING:

The next board meeting will be held on Monday, June 11, 2018. 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 Monday, June 4, 2018.

Respectfully submitted,

Your PVM HOA Board/Officers