

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

Tuesday, November 27, 2018

MEETING NOTES:

The PVM HOA Annual General Membership meeting was held at The Falcon Fire Station #3, 7030 Old Meridian Road and U.S. Highway 24, Falcon, CO on Tuesday, November 27, 2018 from 6-8 PM. Thirty (30) individuals representing eighteen (18) PVM properties were present.

- President John Allender opened the meeting by welcoming community members and then explained a quorum of thirty-three (33) PVM properties need to be represented before any election of Board members/officers could take place. Without a quorum no election could ensue at this time. *More detailed information based on proposed election options is noted below.*
- The Treasurer distributed the current budget sheet/cash flow statement and the 2019 Budget. The Board responded to questions on specific line items such as future attorney fees/contract, landscaping, and the like. The intent is to keep PVM's income/expenses consistent with previous budgets, maintain the reserve, and continue being financially responsible on behalf of the community.
- Mat Muldoon, Architectural Control Committee Director, reported that two (2) requests were received for review/approval. One was for a new home on McConnell Court and the other was a barn and fence on existing property on McKissick Rd.
- Regarding the election of officers - in addition to not having a quorum, there was very little interest (other than one returning director) for the 2019 Board; making it a challenge to proceed. John explained the options available, including mail-in ballots but wanted to seek the advice of the HOA Attorney before moving forward. He will also check to see if there are any restrictions to having two individuals from the same household as directors; as long as the overall Board maintains (5) five voting directors.

Tim Delaney and Ronald Maksyn, both with extensive construction backgrounds, volunteered to be on the Architectural Control Committee (ACC). John encouraged others, who after tonight's discussion may give more thought to being a member of the Board; asking that they reach out to him either after the meeting or later in the week. It was also requested that a few short sentences be submitted, explaining the talents/expertise you would bring to the Board. As stated previously, *"A well run community starts with a committed group of volunteers leading the charge and making wise decisions for the community as a whole. Fresh members bring fresh ideas and perspectives, along with renewed energy."*

John also explained that it is the preference and best interests of the Association to have community members officially choose the director/officer positions by casting their vote. However, in the absence of a quorum, the Association's governing documents allow the current Board to appoint directors/officers. The current Board terms expire in March 2019.

- **COMMUNITY MEMBER SUGGESTIONS / CONCERNS**

1. Christmas/Holiday Community Light Display for 2019

A suggestion was received by a community member to have the Association coordinate a community light display for the 2019 Holiday Season. An event such as this could involve several activities; including, but not limited to having people from surrounding areas drive through PVM, enjoying our communities holiday lights. This will require a volunteer to coordinate the event. After some discussion, it was suggested this could also be a community competition for best lights, best theme, etc.

2. Illegal Use of Homeowner Dumpsters

Another complaint was received about the illegal dumping of materials in one of the smaller dumpsters that several homeowners have at the end of their driveways. While we don't know if someone from outside the community is taking advantage of these receptacles; the Board would like to remind everyone to be respectful of our neighbors who pay to have these available for their private use. Should anyone witness illegal dumping, please get as much information possible to the Board so that it can be reported to authorities.

3. Driving/Parking Along Community Mailboxes on Prairie Vista Lane

The community is reminded that while 10 feet of the property on both sides of the roads in PVM are county easements; we should be mindful of property owners' ability to maintain the area. In particular, constant parking and turning around kills the vegetation and makes mowing difficult and hazardous due to flying rock/gravel.

ALSO: for Safety of our Children During School Bus Drop-off/Pick-up. The Association is asking that vehicles park ONLY on the SOUTH SIDE of Prairie Vista Lane. This will help control traffic for those picking up their children, those stopping for their mail, and for through traffic in general.

4. Update on Thanksgiving Night/Weekend Shooting Incidents

A great deal of discussion commenced regarding the shooting incidents that occurred both Thursday and Friday evening during Thanksgiving. Several homes and a vehicle were struck by bullets. There were two witnesses to where the shots were coming from; allegedly from the property to the northeast of Scott Road. Authorities were contacted and several Deputies from the Sheriff's Department spoke with community members affected. There is a case file open on the matter (Case File # 18-17304) and if anyone has additional information they are encouraged to reach out to the El Paso County Sheriff's office. Also, it has been suggested that you have your roof/property inspected for possible bullet holes. Tim Delaney has offered to assist you, free of charge. You can reach out to Tim directly at kdelaney808@gmail.com.

Also discussed was the need to perhaps implement a neighborhood watch program in our community. The Board will look into coordinating an informational meeting with the Sheriff's Office before proceeding.

John thanked everyone for attending; the meeting was adjourned at 7:40 PM.

NEXT MEETING: The next Board of Directors meeting will be held in January 2019. More specific details will be provided at a later date.