

**PRAIRIE VISTA MEADOWS (PVM) HOA
EXECUTIVE BOARD WORK SESSION MINUTES
Wednesday, October 3, 2018**

Attendees:

John Allender, President	(pvmpresident@gmail.com)
Carol Burnside, Vice President	(pvmvp2@gmail.com)
Mat Muldoon, ACC Director	(pvmacc@gmail.com)
Dennis Dukart, Director-at-Large	(pvmbod2@gmail.com)
Chuck Turner, Director-at-Large	(pvmbod1@gmail.com)
Kathy Allender, Treasurer	(pvmtreasurer@gmail.com)
Dru Dukart, Secretary	(pvmsec3@gmail.com)

Absent:

Gary McDonald, Director-at-Large	(pvmbod3@gmail.com)
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MEETING NOTES:

The PVM HOA Board of Directors (BOD) met the Falcon Fire Station One, 12072 Royal County Down Road, Falcon for the primary purpose of discussing the following items:

1. Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of September 30, 2018 was distributed and discussed. The board also reviewed and discussed each of the line items of the 2016 - 2018 Budget Worksheets prior to developing the 2019 PVM HOA Budget. The 2019 Budget ensures the current assessment income funds are being spent in the most responsible way possible on behalf of the community members. A motion was made, seconded, and unanimously passed to accept the 2019 PVM HOA Budget.
2. The Fall Picnic, including expenses, was discussed. It was suggested that in lieu of bringing a side dish for the pot luck any board member attending the event was welcome to contribute money toward the meat and fixings; thereby reducing the amount that would come out of HOA funds.
3. In preparation for the November Annual General Membership Meeting, a list of available dates at the larger meeting room at the Falcon Fire Station #3 off Old Meridian Road and U.S.24 was distributed. The board agreed to host the meeting on Tuesday, November 27 from 6-8 pm. This will be a non-meal annual meeting given the HOA has already paid for the March 2018 annual meeting meal. Instead of a Fall Picnic in 2019, it was suggested a Summer Picnic followed by the November General Membership Meeting w/meal would be more fitting.

Based on PVM's Bylaws, a Nomination Committee comprised of the President, Secretary, and two members of the Association (Dian Werner & David Hill) will begin their process of seeking nominations for electing five (5) Directors to the Board and also any non-voting positions (i.e, Treasurer, Secretary, ACC Chair). It was agreed that the ACC Chair does not necessarily need to be a voting member, but has been in the past. These will all be voted upon

at the November Annual Meeting. Nominees will have staggered terms based on the PVM's recent ruling change.

4. Discussion regarding the recent decision to allow chickens in the community commenced. It was explained that during a previous meeting, when yet another request was received by a community member, no one really objected to allowing chickens at PVM. The main objection was it was approved prior to rules and regulations were put into place. Before any decision was made on this issue last month, research and further discussion between the ACC Chair and the President ensued. The decision to adopt the Colorado Springs Chicken Ordinance which allows up to 10 chickens, NO roosters, and a coop having 4 square feet per bird was then made.

Also based on PVM's Protective Covenants: 19. ANIMALS: The ACC is empowered to approve, disapprove, or modify requests for other animals. Any building erected as a chicken coop falls under the ruling of no more than two accessory buildings on each Tract and owners must submit a formal request to the ACC for approval. These details can and will be included in the forthcoming rules and regulations document currently in draft form.

5. A brief report was given by Chuck Turner on his recent communications with the Peyton Fire Protection District. There are issues with the PVM HOA's water storage tanks meeting new codes that will need to be addressed in the very near future. More information will be forthcoming.
6. With the board members previously providing input on the *Proposed Policies and Procedures*, a request for an AdHoc Committee of board members/officers and community volunteers were approved at the September board meeting. The Vice President, Secretary and two community volunteers got together on two separate occasions to look at the document/comments.

Regrettably there was not enough time left in this special work session to continue with any further assessment. The Secretary will forward to the President a copy of the committee's proposed document and leave it at his discretion on how to proceed. It's important to have both the *Proposed Policies and Procedures* and the condensed *Rules and Regulations* (with appropriate forms) ready to be presented to the community at the November 27 Annual General Membership Meeting.

The Executive Board's work session adjourned at 8:10 pm.