

# PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Monday, March 20th, 2023 at 7 PM

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## Board Attendees:

Dru Dukart, President (outgoing)

Carol Burnside, Vice-President (outgoing)

Jeff Maas, Director-at-Large

Kathy Delaney, Director-at-Large

Rich Butler, Director-at-Large

Bridget Bailey, Secretary

Gayle Mass, Treasurer (outgoing)

## Community Member Attendees:

Dennis Dukart

Kenneth & Jackie Welshans

Phil & Dian Werner

Pat & Brenda Ellis

John & Kathy Allender

Ron & Teresa Maksyn

Brad Foster

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## MEETING NOTES:

The PVM HOA Board of Directors (BOD) met for the 1st Quarter meeting. Dru called the meeting to order at 7:00 PM, welcomed everyone, introduced the attending board members to the membership and proceeded with the following agenda items:

**2022 4th QUARTER MEETING:** The December 18<sup>th</sup>, 2022 HOA Board Meeting Minutes were unanimously approved as presented.

## REPORTS of OFFICERS, BOARDS and COMMITTEES:

**President** – Dru's officer report focused on the following topics:

- **Mountain View Electric's Fiber Internet** – Great news! Our area is scheduled for MVEA's fiber optic network rollout this Fall. Members can obtain more information at the following websites:  
[Internet – MVEA: Mountain View Electric Assn](#)  
[Connect Signup - Check Availability](#)
- **Reminder regarding Non-Screened Trailers** – complaints continue to arise for trailers that are outside of screening for extended periods of time. The Board assures you that we continue to address these issues as they arise. In other words, it may appear that nothing is happening, but that is definitely not the case. Sometimes, it just takes time.
- **Outgoing Board Members** – Dru made a point to thank the outgoing board members: Carol and Gayle. She also thanked Kathy for her willingness to keep on going for another two years! Dru then commented that in the last eight years, the community has pulled together in such a positive way – and that the board members dedication and willingness to participate has made such a difference in getting us to where we are now. In return, every member in the room thanked Dru for her tenure. They expressed gratitude and appreciation for all that she has done. And we all agreed that she leaves some big shoes to fill! THANK YOU, Dru!

**Treasurer** – Gayle's officer report focused on the following topics:

- **2023 Cashflow** – two more annual dues payments were received. In total, 59 lots are paid. This leaves four (4) lots that remain unpaid. Dru explained that based on the new laws enacted in 2022, the HOA is required to follow a specific process. On April 1<sup>st</sup>, lot owners who have not paid by the end of March will receive an invoice and ledger detailing the amounts owed. Also included under the new law, as of 2023, is the ability to charge 8% interest on top of the normal \$25 monthly late-fee. In this situation, the HOA will generate up to three (3)

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demand notices by communicating monthly with the lot owner – each communication will include an updated invoice/ledger and a late-fee plus interest assessment. The monthly communication occurs for 90 days: April, May and June (each month represents a demand notice). If dues remain unpaid by July, the account is turned over to the HOA's legal firm.

- **2023 Budget** – Liability insurance for directors and officers is the same as last year. In addition, we currently have a \$55 credit balance with the legal firm. Dru explained that she did recently ask the attorneys to stop sending demand letters to two owners who have liens filed against their properties for repetitive, long-term issues that remain unresolved. Filing the liens is a last resort and the demand letters are essentially ineffective; moreover, the legal firm charges the HOA for every demand letter sent. Avoiding charges for activities that produce no results is one way the BOD tries to conserve membership dues.

**ACC** – there were no new requests between December and March.

ACC Reminders:

- **Roof replacements** – related to recent hail. The ACC has requested that homeowners who are replacing a roof please fill out the ACC Application Form, even if you are not changing the color. This will help the ACC better track and manage roof replacements.
- **Home color change** – please remember when patching or repairing stucco, exact color matching is required. When there is color change, please complete and submit an ACC Application Form for review and approval.
- **Construction time-frames** – please remember that once ACC approval is obtained, construction (of any type, including fences) must begin within one (1) year of the final approval date. Once construction commences, it must reach completion within nine (9) months. You may refer to paragraph **3.4 Construction Period Review and Requirements** in the *PVM HOA Handbook of Rules and Regulations*. If you encounter special circumstances that may necessitate an extension, please reach out to the Board for assistance.

The ACC Application form is found at:

<https://prairievistameadows.com/pdf/important-documents/ACC%20Application%20Form.pdf>

### **OLD BUSINESS:**

**Election**– The Election Committee was comprised of Dian Werner, Mark Stidd and Kathy Allender. Dian reported that 34 voting ballots were received. Thank you to everyone who voted! There was a motion to approve the newly elected board members – the motion passed. At an upcoming transition meeting, the new board members will begin their positions. In addition, the BOD will conduct a vote for officers. Congratulations to the following newly elected PVM community members:

- Kathy Delaney
- Pat Ellis
- Kenneth Welshans

**County Maintenance Tickets**– One remains open:

- Asphalt repair for McCara Court cul-de-sac – open ticket.

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## **NEW BUSINESS:**

There was discussion of purchasing QuickBooks to replace the current spreadsheet system for managing PVM's finances, for several reasons. To:

- More efficiently track the budget and cashflow
- Incorporate the ability to automatically generate the ledgers required under the new HOA law
- Store the HOA finances in a more secure environment (avoiding personal computers)
- Protect personal computers in the event that PVM financial data files were subject to subpoena

## **COMMUNITY MEMBER COMMENTS/CONCERNS:**

None submitted.

**ADJOURNMENT:** The meeting was adjourned at 7:25 PM. The next meeting is scheduled for **Monday, June 12th, 2023 at 7:00 PM**. This will serve as the 2<sup>nd</sup> Quarter 2023 meeting. We will meet in the **new** Falcon Station at: U.S. Highway 24 and Old Meridian Road in the Fire Station Classroom (not in the Administration building, next door).

Respectfully submitted, *Your PVM HOA Board/Officers*