

# PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES

Saturday, September 9<sup>th</sup>, 2023 at 2 PM

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## Board Attendees:

Kenneth Welshans, President  
Jeff Maas, Director-at-Large

Rich Butler, Director-at-Large  
Kathy Delaney, Director-at-Large/Treasurer

## Community Member Attendees:

Gayle Maas  
Dave & Vicki Berry  
Ron & Teresa Maksyn  
Robin Allen  
Wanda & David Hill

Jacqueline Welshans  
Ken & Debby Stewart  
Dennis & Dru Dukart  
Casey & Jessica Cole

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## MEETING NOTES:

The PVM HOA Board of Directors (BOD) met for the 3rd Quarter meeting as part of the Fall Potluck. Thank you to the Welshans for hosting! We all appreciate you both! Kenneth, called the meeting to order at 2:30 PM, welcomed everyone, introduced the attending board members to the membership and proceeded with the following agenda items:

**2023 2ND QUARTER MEETING:** The June 19<sup>th</sup>, 2023 HOA Board Meeting Minutes were unanimously approved as presented.

## **REPORTS of OFFICERS, BOARDS and COMMITTEES:**

**President** – Kenneth’s officer report focused on the following topics:

- **Follow up with Altitude Law** – the meeting he originally had set with the HOA legal team was inadvertently canceled as the attorney was unavailable during the scheduled time. Kenneth is working on rescheduling.

**Treasurer** – Kathy’s treasurer report focused on the following topics:

- **2023 Cash flow** – There are some outstanding unpaid violations, but there are currently no overdue unpaid annual dues.
- **2023 Budget** – QuickBooks is working very well for managing the budget and generating the necessary ledgers for attorney collection cases (previously the ledgers were generated manually).

**ACC** – the following requests were approved:

- New roof for F1 Lot 28
- New garage for F2 Lot 8
- Chickens for F2 Lot 8
- Outbuilding for F2 Lot 21
- Fence repainting for F2 Lot 3

ACC Reminders:

- **Roof replacements** – 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.

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- **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:**

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

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

**Occupancy concerns** with one construction lot in the community – construction is complete and the property is for sale.

**Dogs running loose in the community.** Community members, as a reminder, please keep your fur-babies on a leash or in a fenced yard. There was a recent report of a dog attacking a community member's child. As we all know, loose dogs on the roads are at risk for unexpected injury or death. In addition, when a loose, uncontrolled, dog causes injury or unexpected damage to others, the owner is liable.

## **NEW BUSINESS:**

None.

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

The following concern was raised:

- **Unknown person trespassing** – several people observed and reported a seemingly homeless man knocking on doors and trying to stop community members in their cars. Several calls were made to the El Paso County Sheriff's Office (EPCSO). They indicated that in order to take action, they will need proof. They recommended that community members capture pictures of unknown trespassers. Since then, this particular individual has not been seen. If he (or another) returns and any community members observe trespassing behavior, please take a picture. You can then report the crime as follows:
  - Calling EPCSO's non-emergency dispatch number: (719) 390-5555, or
  - Online at: [File a Crime Report Online | El Paso County Sheriff \(epcsheriffsoffice.com\)](https://epcsheriffsoffice.com)

**ADJOURNMENT:** The meeting was adjourned at 2:49 PM. The next meeting is scheduled for **Sunday, December 17th, 2023 at 5:00 PM**. This will serve as the 4<sup>th</sup> Quarter 2023 meeting as part of the Annual Dinner! The BODs met on Thursday, December 14<sup>th</sup> to review and approve the 2024 Budget. They will present the approved budget during the Annual Dinner. For those who RSVP'd by the deadline, please join us at the **Antler Creek Golf Course Club Restaurant** at: **9650 Antler Creek Drive, Peyton, CO 80831**

Respectfully submitted, *Your PVM HOA Board/Officers*