

PRAIRIE VISTA MEADOWS (PVM) HOA BOARD MEETING MINUTES
Monday, September 23, 2019

Attendees:

John Allender, President	(pvmpresident@gmail.com)
Carol Burnside, Vice President	(pvmvp2@gmail.com)
Dennis Dukart, Director-at-Large	(pvmbod2@gmail.com)
Dru Dukart, Director-at-Large	(pvmbod1@gmail.com)
Kathy Delany, Director-at-Large	(kdelany808@gmail.com)
Tim Delany, ACC Chair	(pvmacc@gmail.com)
Kathy Allender, Treasurer	(pvmtreasurer@gmail.com)
Ronnyah Hamilton, Secretary	(pvmhoasec4@gmail.com)

Community Members Attending:

Matthew Hamilton	Nancy and Don Turner
Gloria Thorp	Gayle and Jeff Maas
Chuck Turner	

MEETING NOTES:

The PVM HOA Board of Directors (BOD) met at the Falcon Fire Station #3, located at 7030 Meridian Road, Falcon with the following agenda items discussed:

REPORTS / OLD / UNFINISHED BUSINESS:

- Treasurer Report; the *Cash Flow Statement* and *Budget Sheet* as of August 31, 2019 was distributed and discussed. One property owner is in default and account has been sent to Attorney.
- The ACC Director reported, through Kathy Delaney, that the following requests were received:
 1. Out building submitted/approved for new homeowners located on Filing 1, Lot 3
 2. Preliminary inquiry on building process for home located on Filing 2, Lot 25 - pending
- **Neighborhood Watch Initiative;** A sign-up sheet was passed around for those interested in participating in the PVM Neighborhood Watch Program. A commitment of at least five families is required before proceeding. As a result, we now have eight families signed up so Dru will contact Brian Ambuehl, El Paso County Crime Prevention Coordinator, to set up a meeting time/place. If other community members are also interested in participating, please reach out to Dru at pvmhoabod1@gmail.com no later than October 1st.
- **Road Repairs;** There is still an open ticket still in progress, Scott Road is completed and McKissick Road is nearing completion. The other roads are still pending based on weather conditions and manpower. No information was provided on the completion date.
- **Fire water storage and agreement with Peyton Fire Department;** Last Tuesday Dennis contacted Jeff Petersma, the Deputy of Chief of Operations for updates and also invited him to attend our meeting. Although unable to attend, he provided the following; 1) reaffirmed that although not ideal the Fire Department can still easily work with the current tank equipment and has been having its quarterly level checks completed, 2) they received the CAD drawings that reflect most of what is present on the tank, however there appears to be onsite changes that may have occurred in location pre-design but the details need to be determined, 3) he also provided a point of contact with Eaton Metals Products out of Denver on the inspection of the anode rod in the tank, and 4) he provided the point of contact at the Department to ensure the HOA's current fire protection agreement continues to meet any code changes. It was also

reported that on Wednesday the 18th the Fire Department began the process of digging around the connections to evaluate how the pipes are finished on the tank and to also look into the tank to determine how the connections are completed.

- **Rules and Regulations;** We received the document back from the attorney with some legal changes that need to be incorporated. It was submitted to the board for final review and the intent is to have it printed and distributed to the community by October 1.

NEW BUSINESS:

- **2019 Annual General Membership Meeting (and) Election;** the board is seeking interested community members to fill two current director positions, which expire in March 2020. The terms of each position is for two years. A formal notification of the election process will be sent to the community in the very near future. Interested parties should reach out to any of the current board members or send an email to pvmhoa@gmail.com expressing their interest. The Annual General Membership Meeting will be held in December with time and location information forthcoming.
- **Website discussion; Improvements, etc.;** We are currently aware of some errors on the website and Dru is committed to working with the developer to make the corrections. The current issues were discussed and will be addressed and submitted to the developer for necessary updates and corrections. If you're having problems logging into the website please reach out to the website developer for help by sending him an email at the bbrixon@gmail.com. He is only there to help with passwords or assistance in being able to register and login as a community member. Please do not ask him to add anything to the website page as this requires board approval.

COMMUNITY MEMBER ITEMS:

- **Discussion regarding centralized Gazette mail boxes;** this was not a board decision and given Prairie Vista Drive is a county road it is a common practice to install them in clusters.
- **Geocache item hidden on North PVM sign:** It had been reported that a geocache item was placed on the north PVM community sign this past spring. The primary concern was not only trespassing but HOA liability in the event of an injury when searchers climbed around the sign. A request was made to the Geocache Administrator and it has since been removed.
- **Book Club Interest;** One of our community members is interested in establishing a book club and asked if anyone is interested in joining to please reach out to her at jessica_upton@me.com.
- **BUNCO Community Group;** Another fun group will be starting again this fall. If interested in joining, please contact Carol Burnside at carol.burnside@msn.com.
- **Holiday Light Display;** a community member had suggested late last year that we coordinate a Holiday Light Display. A request was made soliciting interested parties to coordinate this event but no volunteers came forward. That being said, without a volunteer coordination, there will be no formal event but encourage community members to continue as they wish with their decorations.

NEXT MEETING:

The next meeting (Annual General Membership) date and location will be forthcoming.

Respectfully submitted,

Your PVM HOA Board/Officers