

PEACEFUL VALLEY HOMEOWNER'S ASSOCIATION

Annual Meeting Minutes -- February 25, 2017

Prior to starting the Association's business agenda, President Ken Sheehan invited Tim Schaffer, a representative of the El Paso County Sheriff's Office, to make a brief presentation about our Neighborhood Watch program, initiated during 2016. Mr. Schaffer distributed a handout sheet with tips and contact information for homeowners to use as a resource. One handout also included a list of incident and report types that has been made in our area during the past several months. He stated that our neighborhood is currently considered a low crime area.

At the close of Mr. Schaffer's presentation, Ken Sheehan introduced Jim Campbell, a Peaceful Valley homeowner/resident who has agreed to assist our HOA as a coordinator and go-to person for the program.

After thanking Mr. Schaffer for his presentation, Ken Sheehan called the meeting to order and declared a quorum present. There were 26 people in attendance representing 22 homes. The Treasurer also noted that 50 ballots had been received. These represented the required quorum (a minimum of 47) voting households regarding our ballot questions.

Phone & Internet Scams

Related to Mr. Schaffer's presentation, Ken Sheehan shared information about current phone scams residents should be on the watch for. He warned residents not to answer questions such as "Can you hear me?" from unknown phone contacts. Your "Yes" in reply could be used to indicate you've authorized a purchase or some other fraudulent activity. He also warns against ever giving personal information to people over the phone.

If you find your computer might be infected with an internet virus, Ken has recommended a free downloadable Malicious Software Removal Tool for PC users. You can find it by going to the Microsoft website (www.microsoft.com) and search for "Malicious Software Removal Tool."

Also, if you suspect you've received a fraudulent email purporting to be from PayPal, you can report it to: spoof@paypal.com

Treasurer's Report

Kinda Lenberg gave an overview of the Financial Summary for 2016, a copy of which was previously included with the annual meeting notice residents received by mail. She stated that all homeowner dues for 2016 were paid as of that day (Feb. 25).

Kinda also explained that \$5,000 was transferred from our Money Market account to cover additional expenses incurred during last year's Annual Clean-up. These increased costs were responsible for the Board of Directors' recommendation to increase the annual dues beginning in 2018. This topic was discussed in greater depth later in the meeting.

Annual Clean-Up & Mulching

A number of questions were raised about the annual clean-up and mulching, which were followed by discussion among the members and board. Among these were:

- Why were the costs higher than expected? When we added mulching to our annual neighborhood clean-up, we believed this would result in fewer dumpsters required, but the mulching didn't happen during the same time frame, and it also faltered for a couple weeks due to equipment issues. As a result, some residents disposed of their branches in the dumpsters. The Board needed to order extra dumpsters during the Clean-Up in order to accommodate the demand.
- Why weren't the two events (Clean Up and Mulching) scheduled simultaneously? We hadn't recognized it would be necessary. We expect that we can improve the process in the future by scheduling on simultaneous or on back-to-back weekends, so they can both be better utilized. Our goal is to minimize the number of dumpsters required by utilizing mulching for disposal of smaller limbs and branches, but we will make sure we have enough dumpsters on hand to meet our needs.
- Was the mulch generated last year used up? All the mulch was eventually used over the course of the summer months. It was placed at the end of cul-de-sacs where it didn't pose a traffic flow problem and it was easily accessible for all.

Ballots/Voting

The Board of Directors, including new secretary, Diane Campbell, were approved by vote to continue their service for 2017. Outgoing secretary, Marie Schweitzer, was thanked for her service.

The joint yard sale was approved for 2017 and members present selected the first Saturday of June (3rd) as the scheduled date. All residents are welcome to participate with items offered for sale on their property. Advertising and signage will be provided by the HOA.

Our initial vote tally showed the recommended dues rate increase lacked one vote in order to be approved. Some of the members present expressed regret over this outcome. Ken stated that, as an alternative, the Board was authorized to make a 5% increase annually without a member vote. This alternative would achieve a \$10 increase gradually over the course of about five years. Other members asked whether additional votes could still be obtained in order to approve the increase today. Both Ken and Kinda expressed that if anyone wanted to encourage a neighbor who hadn't yet voted to come forward with their ballot, their vote would be accepted, if done so immediately. One member left the meeting and returned shortly thereafter with a ballot which was presented to Kinda. She accepted it as a valid ballot, and reported that it was a vote in favor of the rate increase, which was then declared "approved." The new annual dues rate of \$50 will become effective on January 1, 2018.

Other Programs/Services

The issue of hiring a company to do mosquito spraying in the neighborhood was briefly discussed. Due to the slim passage of our rate increase and the potential cost of this service, the idea was not pursued in depth.

The idea of consolidated trash services was revived in discussion again this year. Last year, the board solicited price quotes from various trash companies, and submitted the bids in a follow-up report presented to members after the annual meeting. Those in favor of consolidating our trash services cite a significant cost reduction for each household as the primary benefit. They also believe the neighborhood would benefit from eliminating the numerous heavy trucks which currently drive through each day of the week. If consolidation were approved, payment to the selected trash service company would be paid by the Homeowner's Association, and residents would be responsible to pay their share of the cost to the Association on a periodic (perhaps quarterly) basis. Members not in favor of consolidation expressed concerns over how the association would handle circumstances where homeowners fail to pay their share while continuing to benefit from receiving the service. Other concerns had to do with individuals who might prefer to "opt out" so they can use a different service which they prefer. Without a consensus of opinion, the idea has not yet been able to gain traction. Once again, it was tabled.

Ken Sheehan reminded everyone that the Homeowner's Association has a website where notices to the group can be found. He invites members to visit the website occasionally to check on any new information for homeowners or follow-ups regarding items that were discussed at the annual meeting.

Website: <http://peacefulvalleyhoa.weebly.com/>

Area Development

Some residents requested updated information about the Marksheffel Road improvement project, the golf course, and the new housing development west of our neighborhood. There were no known updates to report other than that our section of Marksheffel Road is due to be completed in late March or April, when weather conditions are appropriate for the top layer of paving material to be applied. Some asked about potential crossroads into the new (west-side) neighborhood. They wondered whether Poa Annua and/or Peaceful Valley would become intersections for entry to the new neighborhood. At this time, the only known crossroad that has been planned and approved is the Mesa Ridge Parkway extension, which will connect with Marksheffel some distance south of our neighborhood. The timeframe of that intersection's development is unknown.

Member Contact By Email

The Board of Directors announced they will minimize the amount of postage spent on mailings to members by utilizing email for future HOA correspondence. We encourage all residents to make sure their email address is on file with the Board. Contact the Board Secretary, Diane Campbell (Campbell.DianeM@gmail.com) if you need to add or update yours. NOTE: Members who do not supply an email address (or don't have one) will continue to receive printed

information by mail. Also, the annual meeting notice (and its accompanying ballot) will continue to be sent via the post office.

Neighbors Helping Neighbors

Ken Sheehan suggested that our neighborhood could benefit by having a Help Matching or Help Exchange program. He suggested that the HOA website, which already posts a list of member businesses, could also post a Help Matching list, where folks could post help needs and share skills they can offer to assist their neighbors.

Church Use Contribution

Our annual meeting has been held at Restoration Church for several years and the Church has always waived their usual fee for such use. Ken Sheehan thanked Restoration Church for their generosity, but suggested this arrangement should not go on indefinitely. A member present at the meeting made a motion for the group to approve a \$100 gift to the church, which was quickly seconded and passed by verbal assent of the group. Subsequent questions about the vote were clarified by the board and Paul Aragon, speaking for Restoration Church, thanked the HOA and agreed that future use of the facility would be billed at their usual rates.

Other Neighborhood Concerns

Trash Dumping – The old golf course property east of our neighborhood has become the scene of trash and debris dumping by persons as yet unidentified. Tracks indicate that some of these incidents have happened by access from our neighborhood cul-de-sacs. Dumping refuse is not only unsightly, it's a hazard and a criminal violation of law. Peaceful Valley neighbors are encouraged to help law enforcement identify anyone who would choose to use our neighborhood as an access point for dumping trash on the golf course. You may contact the El Paso Sheriff's Office or the Board of Directors President, Ken Sheehan (733-9025), to report any information you have.

Feeding Turkeys – Colorado Parks and Wildlife has confirmed it is against Colorado law to feed any wild game, including our neighborhood turkey population. Some of our residents have enjoyed feeding these birds, but this, according to wildlife experts, has been deemed hazardous to them. Those who wish to learn more information on the subject may call 719-277-5200 (Colorado Parks and Wildlife).

Ken Sheehan invited further discussion on topics of interest to the members and afterward, the meeting was adjourned.

Prepared and submitted by,
Diane Campbell, PVHOA Secretary
Feb. 28, 2017