

PEACEFUL VALLEY HOMEOWNER'S ASSOCIATION

Annual Meeting Minutes -- February 24, 2018

Q & A with County Officials

President Ken Sheehan brought the meeting to order and introduced two guests who were on hand to answer homeowner questions. They were Dennis Barton, from El Paso County and County Commissioner, Longinos Gonzales.

Mr. Gonzales spoke briefly about continued development in the area with shopping sites as well as housing. Questions were asked about road maintenance and bridge issues on Peaceful Valley Road. Neither guest knew of any immediate plans for bridge or road improvements. They did confirm that previous discussion regarding a connecting road between Lorson Ranch and our neighborhood has been abandoned. Homeowners expressed concerns about increased drainage/flooding issues with Jimmy Camp Creek.

A question was asked about the possibility of a sound barrier wall along our boundary with Marksheffel Road. Mr. Barton explained that studies conducted thus far had indicated that such a barrier was not warranted according to CDOT standards, though he acknowledged that traffic would continue to increase along with the area's population.

There was significant discussion about the weed issues along the newly widened ditch between Peaceful Valley and Marksheffel as well as similar issues along Peaceful Valley Road and the aging and storm-damaged elm trees. In spite of homeowner complaints about the condition of the ditch not being conducive to homeowner mowing, both guests were non-committal regarding any ditch maintenance by the county that would exceed their normal standards. Pruning of the elms was also deemed unlikely.

There was a question about why the entrance at Poa Annua was not given a dedicated turn lane, and both guests agreed that the center lane was expected to be used as a turn lane, though no arrows mark it as such. The striping for a dedicated turn lane was not done at Poa Annua because it is a neighborhood entrance with limited traffic and not a standard street entrance.

The guests were dismissed with thanks for their time in coming to address questions. After they left, Ken stated that he had also requested someone from the sheriff's office, but they did not send a representative, so he had no news to give regarding any changes in crime statistics for our area (which has always been designated a low-crime area).

Golf Course Update

Questions regarding the former golf course were brought up, and a homeowner who is well acquainted with the issue reported that the previous owner (Morley) is seeking to repurchase the property and develop it with a combination of golf and higher-end townhomes. If he gets the approval he is seeking, he has also said he would address the road maintenance and bridge

issues on Peaceful Valley Road as part of his improvement plan. A decision on the future of Mr. Morley's development plan is expected within the next couple of months.

Continued discussion about the unsightly condition of the road ditch along Marksheffel resulted in some homeowners asking what kind of solution might be possible through the HOA. Options mentioned: Petition the County in person at one of the County Commissioner's meetings, Hire a mowing crew two or three times during the summer at our own expense, or schedule 2-3 Clean Up Days when neighborhood homeowners take it upon themselves to pull/dig/hack/spray the weeds down. Though there was significant discussion, no resolutions were made.

Quorum, Elections, Ballot, and Reports

It was moved and seconded that the minutes from last year's meeting be approved. Both it and the current financial report were approved by a vote of those present. A quorum was established for the purposes of our ballot questions regarding the election of the Board of Directors for 2018 and the establishment of dates for our Neighborhood Yard Sale (June 9-10) and Clean-Up Weekend (June 16-17). All items were approved.

Ken Sheehan reported on the excessive financial cost of last year's mulching. The program was so well-used by homeowners last year that it will take several years to recoup the costs through dues. Because of that, we will not be able to offer mulching for a while. The HOA Board of Directors recommends that homeowners with branches and other yard waste (wood that has not been painted, stained or treated, as well as grass, leaves, needles and dirt) should take them to Rocky Top Resources which accepts these items a very reasonable rate (at last report, \$10/truckload on weekdays and free with canned goods donations on weekends).

Ken reported on two other past items that have generated discussion by our homeowners. One of these is consideration of an HOA consolidated trash service contract, which has been reviewed repeatedly. However, the complications of trying to get 100% cooperation from the neighborhood along with managing the costs, collections and payments through the HOA makes this notion unappealing to the Board. The idea has been permanently shelved. The other item, paying for neighborhood-wide pesticide treatments for summer mosquito problems is also off the table – primarily due to funding issues. Homeowners will need to employ their favorite pest treatment option for their own properties.

Other Items of Discussion

Homeowner Dawn Youngblood reported that a skunk (obviously rabid) had appeared on their property just this week. Animal Control services were called, but they declined to take care of the situation, and recommended the homeowner "dispatch" and dispose of the animal themselves, which they did. They recommend all homeowners be especially cautious whenever they encounter any wildlife entering the neighborhood, particularly if it is behaving strangely, or appears sickly.

Homeowner Michelle Matheny asked about whether there would be interest in having an Ice Cream Social / Block Party family event in conjunction with our Neighborhood Garage Sale weekend. The idea was welcomed by those present and Michelle was invited to develop the idea and inform the board if and when any plans were formalized.

Ken Sheehan brought up the subject of our Mail Delivery issues and stated that we have a new mailman who began last month and deliveries seem to have improved significantly, though Tuesdays can sometimes still be a later delivery time than other days, due to having a substitute driver on those days.

One homeowner asked about making an amendment to the HOA bylaws regarding home-based businesses, or providing for exemptions to the current bylaws. He was instructed that his first step would be to make his case with the HOA's Board of Directors, but to expect that it would be a lengthy process with several significant hurdles and approval steps that would be required.

Ken Sheehan mentioned that we have one homeowner who is now three years in arrears on HOA dues. With the announcement was a discussion on the current procedure and steps that are taken to address this issue as well as any issues that occasionally arise regarding violations of our neighborhood covenants. The process is necessarily long, but can and sometimes does result in legal action which becomes an additional cost burden to the offender. The board makes every attempt to work with these neighbors in a cooperative fashion whenever possible.

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

Prepared and submitted by,
Diane Campbell, PVHOA Secretary
Feb. 28, 2018