

Peaceful Valley Homeowners Association  
Annual Member Meeting  
Saturday, February 16, 2019  
Restoration Church

1. Welcome – Ken Sheehan, President
  - a. The meeting was called to order at 2:01 pm
2. Treasurer Report – Kinda Lenberg (see attached)
  - a. Ken asked her to break down the expenses (see report for detail breakdown.)
  - b. New checks were ordered for the first time in 10 years.
  - c. Legal fees were offset by homeowner's with outstanding dues paying the majority of the fees. PVHOA ended up only paying \$95.
3. Approval of 2018 Minutes. Secretary, Jill Hanrahan read highlights of the 2018 meeting. Motion was made to approve the minutes. The motion was seconded and passed.
4. Old Business
  - a. Golf Course Update: Rick Wilson spoke about what he knew. It was purchased by Morley. There are 3 group of people looking into bringing back the gold course. Morley was going to build up 9 holes, fixing up the clubhouse, but that's the last we know.
5. New Business
  - a. Ken mentioned that Nextdoor is available for sign –up. It's a for profit company and people should review the privacy policy.
  - b. Review of HOA History and Current Status
    - i. Review of Improvements over the last 10 years.
      1. The board has been reviewing the Covenants established (3/21/1973) which used to include the Rolling Ridge group. The Covenants were not updated to reflect this change. There are currently 3 different names of the association in the documents. Each year we spend about \$2400 for clean-up. This year the board proposes using that money for legal advice to update. We are currently in violation with regards to the state rules.
      2. The board will give up their dues being waived because the money is needed for expenses.
      3. Enforcement of dues collection was started about 8 years ago; we had several members who were in arrears and legal action was required.
      4. To make a change in the current covenants we need 60% concurrence. To revise everything requires 100% concurrence. The lawyer that Ken as spoken to said he could make it an amendment, so only 60% approval will be needed.
      5. A third streetlight was proposed, but only a few people wanted it and they weren't willing to take over the bill.
      6. Mulching: this was very expensive, but not many people took advantage of it. We won't do it this year because covenant update is needed.
      7. Mosquito abatement was tried, but not successful
      8. Clean-up last fall along Marksheffel brought out about 25 members.
      9. Architectural Committee admin change: the board will take care of any approvals needed. This improved the process to make it a more timely approval for homeowners.

10. Guests: we've had guests visit to explain the changes on Marksheffel, Mr. Gonzales the county commissioner. The MPH signs on Marksheffel are a jurisdictional problem, which is why there is no consistency to the speed limit. This is under review and will be addressed.
11. A member said that the road stripping at Mesa Ridge cut through and Marksheffel is very poor. People are using the turn lane as a passing lane. Ken said he has asked for enforcement to be increased.
12. Someone built a structure without board approval. It is 7.5 feet from the home. The board voted to let it pass.

c. Current HOA Options & Consequences

- i. If we don't enforce the rules consistently, we need to re-do the covenants.
- ii. Attorney, Jessica H. Miller charges \$300/ hour. \$1200 a retainer.
- iii. Ken led a discussion about dues in arrears and the fees involved. Anything that had been done in the past would be grandfathered in and accepted.

d. Q & A Regarding HOA Documents

- i. Several members asked questions about the covenants, and inconsistencies of upholding the rules on the covenants.

e. Ballot Finalization & Results

#1. Amending HOA Documents. Do you approve spending the funds necessary to hire proper legal counsel to review our existing bylaws and covenants and assist with updates, starting with funds typically allocated for our annual clean-up weekend?

YES 39 NO 20

#2. HOA Status. Do you approve a proposal to end our Peaceful Valley Homeowner's Association, dissolving its legal status so it ceases to exist?

YES 13 NO 46

#3. Board of Directors. Shall the following members serve on the Board of Directors of the HOA during 2019?

Ken Sheehan	Yes
Dawn Youngblood	Yes
Kinda Lenberg	Yes
Jill Hanrahan	Yes
Manuel Montoya	No

There were not enough votes for either #1 or #2 because 60% response is required to either pass or fail the motion. Dawn Youngblood made a **Motion**: To table the vote on #1 and #2 for 2 weeks and contact the non-voting members and then recount the vote. Seconded. All in favor. Board will meet March 4 at 7125 Sand Trap Drive at 5pm and will review progress on this situation.

Set Date for Neighborhood Garage Sale: The garage sale will take place on June 1 and June 2, and will be organized by Mike Christopher. An ice cream social will also be organized. There will be no dumpsters this year because the funds will be used to revise covenants/bylaws.

6. Adjournment. The meeting was adjourned at 3:33 PM.

Submitted, Jill Hanrahan, PVHOA Secretary

PVHOA 2018-19  
Accounts

(as of Feb 16, 2019)

**Checking**

**Savings**

**As of Feb. 16, 2019**

<b>2018 Beginning Balance</b>	Checking Account: \$616.01	<b>2753.69 (Checking Acct. Balance)</b>	<b>\$102.66</b>
2018 Deposits	2018 Dues/Deposits (includes 1 homeowner's legal fees/dues of \$948.85)	\$4,794.89	
<b>Grand Total of Assets (As of Jan. 11, 2019)</b>	16-Feb-19	<b>\$15,662.34</b>	
	\$2753.69 Checking		
	\$12,805.99 Certificate		
	\$102.66 Savings		

**2018 Expenses**

**Expenses**

Springs Waste Systems	\$2,450.00
Mt. View Electric	\$660.00
2018 Meeting (office/postage/refreshments)/church fee	\$134.31
IRS	\$26.54
Postage/Envelopes (Non Annual Mtg)	\$170.31
Misc./Office Supplies (Non Annual Mtg)	\$139.80
Attorney's Fees (Our cost \$95 for attorney for year)	\$1,043.85
<b>Total Expenses</b>	<b>\$4,624.81</b>