

Peaceful Valley Homeowners Association
Annual Member Meeting
Saturday, February 29, 2020
Restoration Church

1. Welcome – Dawn Youngblood, Vice President
 - a. The meeting was called to order at 2:05 p.m.
2. A quorum was established and the motion for approval of the Minutes of the 2019 meeting was proposed by Bonnie Holm, seconded by Mike Christopher and approved.
3. Dawn Youngblood spoke about the recent amendments made to the Bylaws and the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Peaceful Valley Homeowners Association, all made by the PVHOA's attorney, Jessica Miller, in 2019. The draft of the Bylaws and the Declaration of Covenants are now in compliance with the laws of the State of Colorado, and it is now the organization's responsibility to get as much input as possible from the members to ensure everyone is on board with the way both documents have been amended. As a result, a Committee of PVHOA members has been proposed in an effort to ensure everyone's voice is heard before the projected date of June 1, 2020, to vote on both the amended Bylaws and the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Peaceful Valley Homeowners Association. The Bylaws will take a 51% approval vote, while the Declaration of Covenants will require a 60% approval vote by members of the Association. By the end of the meeting, eight PVHOA members had agreed to be on the Committee.
4. Treasurer's Report – Kinda Lenberg, Treasurer (see attached)
 1. Expenses for 2019 were reported (see report for detail breakdown). The \$3,000 spent for Jessica Miller, the attorney revising and amending both the Bylaws and the Declaration of Covenants, was explained. As of the 2020 Annual Meeting date, the PVHOA still had \$615 in its Client Trust Account that will be used toward finalizing the two documents. Additional funds may be necessary.
5. Old Business
 - a. Golf Course Update: Chad Mininger spoke of what he knew, mostly that Morley never showed up to the last meeting with the city and interested parties, and Mininger's contact at the city basically said the golf course was not going to happen, due mainly to the costs involved. It was asked if he knew the plans for the golf course then, and Mininger said no plans have been devised yet. Rick Wilson said he had heard different information and said the fate of the golf course depends on who you talk to. According to Wilson, a contact on the Fountain City Council said Morley actually has a project manager and the golf course is not necessarily dead yet. Morley has all of the water problems taken care of, so it is ready to go in that respect. It was then brought up that the golf course is actually a flood zone, and the

answer was there has been an application submitted to eliminate it as a flood zone. Interested parties are trying to get it re-tagged to be able to build. Mike Christopher suggested we gather a couple of representatives and go to the next Fountain City Council meeting to ask exactly where everything stands with the golf course.

- b. Gail Hill said that there are 104 new houses slated to go in across Marksheffel, and Poa Annuia will be extended to those houses. The lots will be more like adjacent Lorson Ranch lots, which are definitely not ½-acre lots. Those who are interested in the proposed build can go online to the El Paso County Development page and get more information.
- c. The PVHOA website is still available and the amended Bylaws will be available there. The amended Declaration of Covenants will be made available once the Committee has made its recommendations.

6. New Business

- a. Dawn Youngblood encouraged PVHOA members to sign up for the Committee that will be reviewing the amended Bylaws and Declaration of Covenants. Eight people signed up, and the Committee would like to have the review done within the next couple of months so a vote can be held on or before June 1, 2020.
- b. The question was posed regarding the responsibilities of each position in the Board of Directors, as there are three positions currently available: President, Secretary and Director. In addition, this will be the last term for Vice President Dawn Youngblood and Treasurer Kinda Lenberg. Members were encouraged to nominate themselves or others (with permission) for open seats. John Lucero nominated himself as a Director and will appear on the ballot that goes out with the June 1 Bylaws and Declaration of Covenants vote.
- c. The question was posed as to how the PVHOA is currently enforcing non-compliance and how many homes are in violation. Currently there are three homes in violation and two are soon to receive a second notice of non-compliance. The discussion turned to devising a schedule of fines if violations continue. It was suggested that a lien could be put against the house if fines are not paid and violations are not taken care of.
- d. Gail Hill proposed a clean-up on Marksheffel, much like was done a year ago. No formal motion was made, but people at the meeting were definitely interested in cleaning it up a couple of times per year.
- e. Chad Mininger also mentioned that illegal dumping in the area is getting out of control.
- f. Rena Emrick posed the question of proposing a special assessment to get the dumpsters that are usually used for the annual clean-up but were not used last year because of the attorney's fees necessary to get the Bylaws and Declaration of Covenants amended. That will be discussed by the Committee and at the June vote, new Board members will be voted on, the amended Bylaws/Declaration of Covenants will be voted on, and there will possibly be a vote for a special assessment to have dumpsters for the clean-up if there is not enough money left in the coffers after attorney's fees have been finalized.

7. Adjournment. The meeting was adjourned at 3:35 p.m.

Submitted, Kinda Lenberg, PVHOA Treasurer