

Peaceful Valley Homeowner's Association  
Annual Member Meeting  
Saturday, February 26<sup>th</sup>, 2022  
Restoration Church

1. Welcome-Dawn Youngblood, Member at Large
  - a. The meeting was called to order at 2:05 p.m.
2. A quorum was established and Dawn introduced the new Board Members: Wayne Koester, Rick Wilson, Kinda Lenberg, Mike Christopher and Rachel Fox.
3. A motion for the approval of the 2020 minutes was accepted and approved.
4. Treasurer's Report was read by Kinda Lenberg and a breakdown for expenses was read (see report for detailed breakdown).
5. Dawn invited the newest homeowner's to move into our community since 2020 to stand and be welcomed. Six homeowner's stood and introduced themselves.
6. Old Business:
  - a. Appletree Golf Course Update: Rick Wilson gave a brief update in that Mr. Morley had been contacted by a former Fountain City Councilmen inquiring as to his intentions for the golf course. Morley stated he still intends to develop the golf course but is awaiting approval from the Water Commission on a proposed water source. A homeowner asked if Mr. Morley had ever attended our HOA meeting and wondered if this would be possible. The new board will consider this in the future.
  - b. Dawn introduced a special guest to our meeting, Bill Feller, with a neighboring HOA. Bill introduced himself and offered to assist with any topics the new Board Members may have questions about. He spoke of his HOA and areas of concern that he has dealt with in his community.
  - c. Website Update: Mike Christopher spoke of the PVHOA website that is currently in place. He discussed that the website belonged to a previous board member, Jill Hanrahan, who has since moved out of state and that the HOA is looking into designing a new website for easier accessibility for editing and updates. The goal for a new website would be to allow for a wider amount of account managers to access the site and this would also be a great incentive to promote better communication among homeowners and a great platform for promoting business among the community. Mike has so far looked into Google, G Mail and is still in the beginning stages of gathering information. He also stated we could look into a Facebook page. Homeowner Chad Minerger stated that Peaceful Valley has a Facebook page and encompasses a broader community. Chad brought up the need for communication to

ensure safety with the criminal activity increasing in the surrounding neighborhoods. Mike offered to continue to do research and invited anyone with web design or website information to contact him. It was recommended that everyone update their phone number and/or email contacts.

- d. Rick Wilson stated that his son in-law is a Sergeant with the Sheriff's Department and said that in an emergency the City of Fountain Police works together with the Sheriff's Department if Deputy's are too far out in the county for a service call and that Fountain Police can assist.

## 7. New Business:

- a. Covenants: Dawn briefed the homeowner's about the vote at the last meeting regarding the By-Laws and Covenants. She stated that the HOA was made aware that both were outdated and that a revision was required for each. This information was presented at the last meeting via a ballot for in person and proxy voting and the By-Laws passed with a 50% approval rate; however, the Covenants required a 61% approval rate and this was not met. She advised all homeowner's that a copy of the Covenants is supposed to be provided when a home is purchased, a copy of the proposed Covenants was offered to those in attendance and a copy will be posted to the website. It is recommended that the board members review and revise the Covenants as necessary and resubmit to the homeowners for a revisited vote via ballot.
- b. Bill Feller, HOA President of the 5 acre lots and invited guest to today's meeting, reiterated that he would be happy to offer his services to assist the PVHOA to help with covenants, website and any other questions that we may have. He gave a brief background on his HOA experience as a board member and stated he has seen every kind of area of concern. The South sign on Peaceful Valley Road is in need of repairs to include wood work, brick work, etc. He stated he has met with two of the HOA's and has proposed a shared cost to repair the signage. He has stated that the cost could be passed on to all of the homeowner's in the four HOA's and would be a minimal cost per household. He explained that the cost for repairs on estimates he has received has been in the \$2000.00 range; however, no details on type of repairs were provided. Homeowner, Chad Mininger, stated he had a friend who could provide a metal, powder coated sign and he would see about getting an estimate.
- c. Street Lights: Rick Wilson stated that our HOA pays for 3 streetlights at a cost of \$56.00 per month. The 3 lights are at Poa Annua and Marksheffel, Peaceful Valley Rd and Marksheffel, and Sandtrap and Peaceful Valley Road. Rick stated that the light on Sandtrap and Peaceful Valley Road doesn't work and that he checked with Mountain View Electric for a repair and the possibility of replacing the bulbs with LED; however, he was told the poles can't be used in conjunction with solar. He

stated he would be willing to do more research on an alternative for the lighting issue to include contacting Mountain View Electric again. A couple homeowner's brought up questions: 1. Why repair the lights if the traffic will change due to the expansion of housing in the area and a possibility of street lights that can provide lighting to the intersections? 2. Can the City of Fountain or the County be paying for a portion of the lighting? A motion was then made by Chad Mininger to keep only the light pole at Poa Annua and Marksheffel and have the other 2 removed, decreasing the lighting cost, the motion was seconded by Rick Foltz. Homeowner, Irene Meszler stated that she felt the lighting was a benefit for safety in the community. Bill Feller then brought up that the board should form a committee to oversee the lighting and provide the homeowner's with a measure with which to proceed. Irene Meszler made the motion to have the board look into the lights, the motion was seconded by Bonnie Holm. Chad Mininger then retracted his original motion to only keep the pole at Poa Annua and Marksheffel.

- d. Chad Mininger asked about the possibility of having entry gates to the community. Bill Feller stated that the City of Fountain and the County have stated that the plowing and black topping would then be the responsibility of the community. No further discussion was made about a gated community.
- e. Mike Christopher brought up a question about having a community garage sale this summer. Dawn recommended that this be tabled and the new board request volunteers for a Planning Committee to oversee community events.

8. Adjournment. The meeting was adjourned at 3:15 p.m.

Submitted, Rachel Fox, PVHOA Board Member

Correction to the topic of Order of Contact for Police Safety to our neighborhood from Rick Wilson: Old Business, Paragraph 6, Section d-: "After talking to a member of the Fountain Police Dept., after our Annual Meeting, the jurisdiction of our neighborhood is still THE EL PASO COUNTY SHERIFF'S DEPARTMENT, but the Fountain Police Dept. MAY ASSIST and/or intervene if needed due to severity of the events or EPCS's inability to respond in a timely manner."