

PVHOA Special Meeting Minutes

President: Wayne Koester Secretary: Rachel Fox
Vice President: Rick Wilson Director: Mike Christopher
Treasurer: Kinda Lenberg Website: www.pvhoa.net

SPECIAL MEETING:

Date held: **Saturday, May 21st, 2022**

Location: **Restoration Church, Peaceful Valley Road**

Time: **2:00 meeting begins**

AGENDA

1. **Call to Order**-Meeting started at 2:00 p.m.
2. **Establish a Quorum**-with 43 members present, the quorum was established.
3. **Reading of Minutes from 2022 Annual Meeting**-Secretary read the minutes from the Annual meeting dated 2/26/22. Minutes were Approved and Seconded.
4. **Treasurer**
 - a. **Report**-Wayne gave a brief summary of the Treasurer's Report as the Treasurer was unable to attend the meeting. He stated bank statements can be made available if requested.
5. **Old Business**

Discussion of proposed revised Covenants-Wayne started out by discussing that the Covenants are currently outdated as they were written in 1973 and have been rewritten. The Covenants require a 60% approval vote and since we have 85 lots in our HOA, the required minimum number of approved ballots would be 51. At the time of this discussion, there were 37 ballots at the meeting approving the revised covenants. The deadline for voting is May 31st and there were homeowner's unable to attend the meeting, so the goal was to reach out to the homeowner's who had not voted and ask them to consider voting. Wayne asked if there were any questions in regard to the proposed revisions. A couple homeowners asked question in regard to exterior changes, how the Architectural Committee worked-Rick Wilson (who is on this Committee) clarified the question on inspections, etc.
6. **New Business**
 - a. **Website**-<https://pvhoa.net/> is the community website. Mike Christopher designed the website and provided a tutorial slide show going through the different screens of the website and answered questions.
 - b. **Updates**-Wayne gave a brief update on the Peaceful Valley signs and streetlights. Wayne spoke to Bill Feller in regard to the Peaceful Valley signs and their HOA is tabling the signage at this time. Discussion will be brought up again in the near future. Rick stated the light at Marksheffel was cancelled and removed from our billing statements, this will save the HOA \$14.00 per month on the lighting costs. The other light is still to be addressed and fixed by Mountain View Electric.
 - c. **Discussion of Neighborhood Clean Up/Dumpsters**-Wayne updated that the dumpsters are approved and will move forward and will be placed at the end of Blue Grass and Penn Cross. He reminded everyone that limbs and branches are not allowed in the dumpsters due to the waste

company. Rick Wilson has the lead on limb removal and disposal. **Please contact Rick for scheduling a pick up of tree limbs and branches at Ricenshel@yahoo.com and details.**

- d. **Reminder of Neighborhood Cookout**-Rescheduled for Sunday June 5th, 2022 at 4:00 p.m.
 - e. **The Planning Committee Update**-The ladies in the Planning Committee gave a brief description of some community events they'd like to have: Family kick ball in July, Ice Cream Social, Chilli Cook off in the fall. They also stated they have a Walking Club and walk on Saturday mornings at 7:30 a.m. and everyone is welcome. To join please contact Teresa Kuhn at kuhn895@yahoo.com or Jan Koester at koester2@comcast.net.
 - f. **Community Yard Sale Reminder**-Scheduled for Saturday June 3rd and Sunday June 4th, signage will be out and the event will be posted to the website.
7. **Open Discussion**-Homeowners asked about golf course updates, the HOA has no updates at this time.
 8. **Adjournment**-Wayne thanked everyone for attending and the meeting was adjourned at 2:55 p.m.
 9. **Follow-up** – As stated at the meeting we needed 60% of the lot owners to approve the Covenants Conditions and Restrictions (CC&R) with 51 approvals for the CC&R to pass. The final tally of ballots returned was 55 votes for approval and 5 against. The approved CC&R was recorded with the El Paso County Clerk and Recorder.