

Peaceful Valley Homeowner's Association  
Annual Member Meeting  
Saturday, February 25<sup>th</sup>, 2023  
Restoration Church

1. Welcome-Wayne Koester, President
  - a. The meeting was called to order at 2:00 p.m.
2. As reported by Treasurer, Kinda Lenberg, a quorum was established with 53 ballots received in person or by proxy.
3. Old Business:
  - a. HOA and Covenants Update: Main topic from last year's Annual Meeting was the approval of the Covenants which were 40 years old. We had to have 60% approval which equated to 51 Approved ballots, we received 55 Approved ballots. The HOA remains active and the Covenants were filed with the Clerk & Records office in June 2022. All new Homeowners should receive a copy of the Covenants at the time of purchase in the community.
  - b. Peaceful Valley Sign Update: At the last annual meeting Bill Feller of the neighboring HOA had solicited our help with the repair of the Peaceful Valley sign on Peaceful Valley Rd. and Marksheffel Rd. The necessary repairs have been made.
  - c. Website Update: The HOA website address is [www.PVHOA.net](http://www.PVHOA.net) and Wayne used a projector to access the site and find the meeting minutes, etc. Everyone is encouraged to check the website for updates and contacts.
  - d. Street Lights Update: Rick Wilson said the contacts were made with Mountain View Electric and the repairs were completed as needed and the billing statement adjustment was made.
4. Treasurer's Report was read by Kinda Lenberg and a breakdown for expenses was given (see report for detailed breakdown). The bank statements are available if anyone wants to review them. A reminder was announced that the annual dues were due today, 2/25/23.
5. New Business:
  - a. Ballot Topics: The Ballot was sent out with the notification of the Annual meeting to approve the Board Members and/or submit new Members and to approve the expense for dumpsters for the Annual neighborhood cleanup. Both topics were approved by a majority of votes.
  - b. Wayne announce that the Treasurer position would be open, Kinda will be stepping down. Wayne asked everyone to consider volunteering and stated that Kinda would train anyone willing to accept the position. Kinda has offered to stay on until the position is filled. The HOA thanked Kinda for her length of service to the Community.
  - c. Annual Neighborhood Garage Sale: The dates for the Garage Sale will be Friday, June 9<sup>th</sup>, 2023 through Sunday, June 11<sup>th</sup>. Mike Christopher has volunteered to head the sale up and will place the

signage for the Garage Sale. A Goodwill truck will be in the neighborhood the following weekend along with the dumpsters for the cleanup and can be a good source for donations of unsold garage sale items.

- d. Annual Clean Up: It was moved, voted on and approved to have 3 dumpsters this year to accommodate branches and limbs as well as household debris from the PVHOA homeowners. The dumpsters will also be available for an extended period of time. The dates for the Clean Up will be the weekends following the garage sale, Friday, June 16<sup>th</sup>, 2023 through Monday, June 26<sup>th</sup>, 2023. Three dumpsters will be placed at the end of Blue Grass, Poa Annuua, and the north end of Sand Trap.
- e. Marksheffel Clean up Request: A request was made to find a way to get the trash picked up from the easement that is west of our Community. The homes that back up to Marksheffel have a lot of debris and are concerned about the amount of clean up required. Wayne stated that the PVHOA Fun Committee had some ideas for a cleanup of this area and asked that the discussion be put on hold until the Fun Committee could offer their ideas. Wayne stated the HOA would continue to look at options and would not table the issue.
- f. Golf Course Update: Homeowner Chad Mininger had done some research on the golf course and he stated there is a big concern about the abandoned golf course being a fire hazard and that Mr. Morley was being placed on notice from the City of Fountain/Code Enforcement. He encouraged everyone to contact the County Commissioners and that they could be reached at [www.bocc.elpasoco.com](http://www.bocc.elpasoco.com).
- g. Neighborhood Watch: With all the new housing development and increased traffic in our neighborhood, the potential for an increase in crime is a concern. Brent Ambuehl, Crime Prevention Coordinator, of the El Paso County Sheriff's Office was contacted. A motion was made and seconded to arrange for a meeting where Brent can present the Neighborhood Watch Program and its benefits can be discussed. The time and place of this meeting will be announced at a later date. Crime Statistics in our neighborhood were also provided by Rick Wilson and will be posted to the Neighborhood website ([www.PVHOA.net](http://www.PVHOA.net)).
- h. Fun Committee Update: Teresa and Jan presented the Fun Committee and the idea of this Committee is to build community and get to know each other and they welcomed any new volunteers. A signup sheet was provided at the check in table. New Event ideas will be "Treats in the Streets" on April 22<sup>nd</sup>, 2023-bring a treat and the committee will provide waters, "Schools Out, Float into Summer" on June 4<sup>th</sup>, 2023-root beer floats and Saturday June 10<sup>th</sup> a "Clean Up" for Marksheffel road is slated and Volunteers needed and "Donuts in the Driveway" offered after the Clean Up.
- i. Rick Wilson reminded everyone that before they make changes to the exteriors of their homes to submit the changes through the Architectural link on the website.

6. Adjournment. The meeting was adjourned at 3:20 p.m.