

Peaceful Valley Homeowner's Association  
Annual Member Meeting  
Saturday, March 2<sup>nd</sup>, 2024  
Restoration Church

1. Welcome-Wayne Koester, President
  - a. The meeting was called to order at 2:00 p.m.
2. A quorum was established per Treasurer, Kinda Lenberg with 50 ballots received either in person or by mail of the 85 lots in the HOA. Votes on the ballot tallied at 46 yes to ballot questions, 2 no to ballot questions and 2 no questions answered.
3. Wayne announced that Kinda Lenberg is stepping down as Treasurer and being replaced by recently elected Diane Campbell.
4. Kinda Lenberg read the Treasurer's Report for the current year and a copy of this report can be found on the PVHOA website, [www.PVHOA.net](http://www.PVHOA.net).
5. Wayne reminded everyone that annual dues are due 3/2/24 and that our HOA did have some outstanding payments owed and encouraged everyone to pay their dues ASAP.
6. Old Business:
  - a. HOA and Covenants Review: Wayne reminded everyone that the Covenants were passed last year and encouraged homeowners to be familiar with its contents. He reviewed how to access the Covenants and Meeting Minutes on the PVHOA website. Rick Wilson reminded everyone that any exterior changes need to be submitted to the Architectural Committee for approval prior to any work being done.
  - b. Annual Clean Up: Wayne reported that the expenditure for dumpsters for the annual Spring clean up has been voted on and approved.
  - c. Rick Wilson will provide an update for the Golf Course in New Business.
  - d. Teresa Kuhn will outline the Fun Committee and the current years proposed Community Events.
  - e. Fire Mitigation was brought up last year by homeowner Chad Mininger and Wayne will provide a website address where comments and complaints can be filed. He will email everyone with the information and the necessary websites.
7. New Business:
  - a. The Annual neighborhood garage sale will be held the weekend of June 1 and June 2. Spring cleanup is scheduled for the weekend of June 7 thru June 9 with dumpsters being available at the end of Sand Trap, Poa Annuua, and Blue Grass. Rick Wilson responded and advised that the dumpsters are intended for limbs, branches and normal household waste. Hazardous waste should be taken to the El Paso County Recycling center ( [Household Hazardous Waste - El Paso County Community Services](#)). As last year we had a situation where the dumpsters were quickly filled by excessive amounts of

limbs from a few individuals, Rick suggested utilizing Rocky Top Resources ([rockytopresources.com](http://rockytopresources.com)) where tree limbs, smaller stumps, etc. can be taken on Saturday for a nominal fee.

- b. Marksheffel Road Safety Issues: Mike Maiuro, concerned about safety issues related to illegal turns on Marksheffel at the Poa Annua and Peaceful Valley Rd intersections, has contacted El Paso County and City of Colorado Springs Officials about the construction zoning and potential modifications to its current configuration. He found that the City of Colorado Springs is responsible for the Marksheffel corridor from Peaceful Valley Rd north to Woodmen Rd and has been in contact with a City representative about proposed changes for safety. He stated that the City is looking into possible proposed changes and that one of the changes already made was a reduction in the speed limit to 45 MPH on Marksheffel in the Poa Annua area. He encouraged everyone to be aware of any changes needed and to document them if possible.
- c. Golf Course Update: Rick Wilson reported information of which he has been made aware regarding the status of the golf course. He stated that there has been activity by the City of Fountain in that some tree trimming and clean up has been done. It is also reported, that Mr. Morley's intentions are to build townhomes in the area where the golf clubhouse is located and that the lower golf course area is only zoned for open space or a golf course. No timeline is available for any future activities.
- d. The concern regarding wildfires has been expressed by homeowners especially considering the close proximity of the abandoned golf course with the broken branches, dead trees, and overgrowth of weeds and other flammable debris. It is recommended that your concerns be expressed to either the Board of County Commissioners ([Board of County Commissioners - El Paso County Board of County Commissioners](#)) and/or the City of Fountain ([Report a... - City of Fountain \(fountaincolorado.org\)](#)).
- e. Road resurfacing is scheduled for the summer months for Sand Trap and Poa Annua and a schedule was found on KOAA News 5 website.
- f. Complaints have been made regarding wild turkeys in the neighborhood and the resulting damage to vehicles and accumulation of turkey droppings. It has been reported that some of our neighbors have been feeding these turkeys which tends to increase the turkey population. Wayne reached out to CO Department of Parks & Wildlife and found that it is NOT against the law or any ordinance to feed the turkeys as they are considered a bird and not a wild animal. He asked that everyone be considerate of their neighbor's concerns and to use their good judgement.
- g. Fun Committee Update: Teresa gave a proposed schedule of upcoming events: "Donuts in the Driveway" after the Clean Up June 8<sup>th</sup>, Ice Cream Social July 14<sup>th</sup>, Neighborhood Cookout August 25<sup>th</sup>, You've been Boo'd in October, and a Christmas decorating contest where the winner will receive a prize. Teresa hopes to see a lot of participation to create a sense of community.
- h. Jan Koester, who is running for Colorado State Representative House District 21 was introduced and gave a brief statement regarding her position on various issues. She would love to hear from everyone about what concerns they might have.
- i. Teresa also thanked Wayne for mowing the Marksheffel easement and keeping our community looking nice.

j. Diane Campbell thanked Kinda Lenberg for her services and for the time she has spent teaching her the Treasurer duties.

8. Adjournment. The meeting was adjourned at 3:30 p.m.

Submitted,  
Rachel Fox  
Secretary-PVHOA