



January 20, 2025

Greetings:

Please mark your calendars for our annual PVHOA meeting on Saturday, February 22<sup>nd</sup>, at Restoration Church on the corner of Marksheffel and Peaceful Valley Rd. The doors will open at 1:30 pm and the meeting will begin at 2:00. Light refreshments and bottled water will be available.

Included with this cover letter is your ballot for election of directors and approval of the proposed budget for 2025.

Your annual dues (\$50, check made out to PVHOA) can now be paid online at our website (<https://www.PVHOA.net>), or brought to the meeting along with your ballot. The ballot and check may also be mailed to or dropped off at:

Diane Campbell – Treasurer  
9515 Blue Grass Place  
Colorado Springs, CO 80925

Please be sure that your ballot arrives in time to be counted, and include the contact update card if you have new phone or email addresses we should know about. We look forward to seeing you at the meeting.

Regards,  
Wayne Koester  
President – PVHOA

Enclosures: Meeting Agenda  
Financial Report & Budget Proposal  
Contact Update Card  
2025 Ballot

## **PEACEFUL VALLEY HOMEOWNERS ASSOCIATION**

President: **Wayne Koester**  
Vice President: **OPEN**  
Treasurer: **Diane Campbell**

Secretary: **OPEN**  
Director: **Mike Christopher**  
Website: [www.pvhoa.net](http://www.pvhoa.net)

Date: **Saturday, February 22<sup>nd</sup>, 2025**  
Place: **Restoration Church, Peaceful Valley Road**  
Time: **2:00 p.m.**

### **AGENDA**

- 1. Call to Order**
- 2. Establish a Quorum**
- 3. Two Board Positions Available: Vice President and Secretary**
  - a. Nominations for Available Positions.
  - b. We will be taking nominations prior to the meeting via the mail-in ballot, via email (**PVHOA.Prez@gmail.com**) and also in person at the meeting.
  - c. Approve Existing Board Nominations.
- 4. Reading of Minutes from 2024 Annual Meeting**
- 5. Treasurer**
  - a. Report.
  - b. Online Payments Available for HOA dues.
- 6. Old Business**
- 7. New Business**
  - a. Discussion of Neighborhood Clean Up/Dumpsters.
  - b. Discussion of Neighborhood Yard Sale.
  - c. Discussion of upcoming Proposed Budget and Expenses.
- 8. Open Discussion**
- 9. Adjournment**

2024 Financial Report (January 1, 2024 - December 31, 2024)		Budget (for 2025)
<b>Income Categories</b>	<b>Income</b>	<b>Income</b>
Annual Assessment Income	\$ 4,580.00	\$ 4,300.00
Fees, Interest & Fines Income	\$ 317.96	\$ 150.00
Interest Income (Reserve Account)	\$ 505.12	(Not Included)
Miscellaneous Income	\$ 13.73	\$ -
Total Income:	\$ 5,416.81	\$ 4,450.00
<b>Expense Categories</b>	<b>Expense</b>	<b>Expense</b>
HOA Business Insurance	\$ 1,236.46	\$ 900.00
Meeting Expense (2024 Annual Mtg)	\$ 150.00	\$ 175.00
Member Event Expenses:		
- Clean Up Week (Dumpster Rental)	\$ 1,588.20	\$ 1,700.00
- Neighborhood BBQ	\$ 69.36	\$ 100.00
- FUN Committee Events	\$ -	\$ 75.00
Professional & Legal Fees	\$ 1,375.00	\$ 400.00
Office Expenses	\$ 58.64	\$ 30.00
Postage & Delivery Expenses	\$ 291.22	\$ 200.00
Utilities Expense (Streetlights)	\$ 488.00	\$ 540.00
Miscellaneous Expenses	\$ 109.79	\$ 100.00
Total Expenses:	\$ 5,366.67	\$ 4,220.00
Net Profit/Loss:	\$ 50.14	
<b>Account Balances</b>	<b>1/1/2024</b>	<b>12/31/2024</b>
Checking Account	\$ 4,334.37	\$ 3,879.39
Savings Account	\$ 102.94	\$ 102.94
Reserve Account (CD)*	\$ 13,581.67	\$ 14,086.79
Total:	\$ 18,018.98	\$ 18,069.12

#### Budget Approval

The budget proposed above keeps our dues at \$50/year. Use your vote to approve or reject this budget for 2025. Note: Per our governing documents (CCR page 5, section 3.5), new budgets are approved unless rejected by 60% or more of the members.

#### \*Reserve Account

A legally required Reserve Study is planned by the board during 2025. The purpose of the study will be to review and formalize a plan for the use and investment of funds held in the Reserve Account.

#### Delinquent Accounts

We began 2024 with \$525 worth of unpaid dues and fines. As of 12/31/2024, there were two accounts remaining in arrears with a total balance of \$340.48 in unpaid dues, fines, and interest.

# **BALLOT SIGNATURE SHEET**

Your confirmed signature on this sheet allows us to verify your ballot and separate your identity from the ballot itself before votes are counted. Make sure to include it with your ballot when you vote.

MAIL IN:      PVHOA                                      -OR-                                      DROP-OFF:  
Attn: Diane Campbell, Treasurer      ← For your convenience, you may drop off  
9515 Blue Grass Place                      ← your ballot with Diane or Jim Campbell  
Colorado Springs. CO 80925              ← (9am-5pm weekdays) at this address.

-OR-

BRING YOUR BALLOT WITH YOU TO THE ANNUAL MEETING

**ANNUAL ASSESSMENT CHECKS (DUES) MAY BE SUBMITTED TOGETHER WITH YOUR BALLOT**

***BE SURE TO MAIL YOUR BALLOT BY FEBRUARY 15  
TO ENSURE IT ARRIVES IN TIME TO BE COUNTED!***

**IF YOU PLAN TO ATTEND** the Annual Meeting, you may mail your ballot in advance -OR- bring your unmarked ballot and this signature sheet with you. Attendees will have an opportunity to vote after the member discussion period early in the meeting.

**IF YOU DO NOT PLAN TO ATTEND** the Annual Meeting, your vote is still VERY IMPORTANT. Sign and return this sheet together with your completed ballot in time to be counted with the votes collected at the meeting. You can MAIL IN or DROP OFF according to the instructions above.

When you vote, sign below, and please check one of the following:

- ☐ I/We DO NOT expect to attend the annual meeting. Enclosed is my/our proxy vote.
- ☐ I/WE DO plan to attend the annual meeting, but I'm providing my/our proxy vote in advance to help expedite the meeting.
- ☐ I/We are placing our vote IN PERSON at the Annual Meeting.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

**ONLY BALLOTS SUBMITTED TOGETHER WITH SIGNED  
COVER SHEETS CAN BE COUNTED!**

**PEACEFUL VALLEY HOMEOWNERS ASSOCIATION**

**2025 BALLOT**

*(Sending in your ballot and dues early will help to expedite the voting process)*

- 1) 2025 BUDGET: Do you approve the proposed HOA budget for the 2025 fiscal year? This budget keeps our annual HOA dues at \$50.

- ☐ I/We APPROVE the proposed 2025 budget.
- ☐ I/We DO NOT APPROVE the proposed 2025 budget.

- 2) ELECTION OF DIRECTORS: Please mark to affirm or decline each of the following nominees as directors of the homeowners association for the coming year.

YES      NO

☐ ☐ President - Wayne Koester (serving since 2022)

☐ ☐ Vice President - Derek Wagner (nominee)

Secretary - OPEN

☐ ☐ Diane Campbell (serving as Treasurer since 2024)

☐ ☐ Director Michael Christopher (serving since 2022)

☐ Write-In Nominee: \_\_\_\_\_

*(Note: Write-Ins must have given permission to be nominated)*