

Peaceful Valley Homeowner's Association
Annual Member Meeting
Saturday, February 22nd, 2025
Restoration Church

1. Welcome-Wayne Koester, President
 - a. The meeting was called to order at 2:05 p.m.
2. A quorum was established per Treasurer, Diane Campbell, with 49 ballots received either in person or by mail of the 86 lots in the HOA. Votes on the ballot were tallied at 48 approving the proposed budget for 2025 and one voter abstaining. The board members were all approved with only 1 no vote for each nominee.
3. Wayne introduced the new Vice President, Derek Wagner, and said that no volunteer has come forward yet to fill the open Secretary position.
4. Wayne provided the Meeting Minutes from 2024 on the projector and reminded everyone that a copy of this report can be found on the PVHOA website, www.PVHOA.net. A motion was made to approve the meeting minutes, and was seconded. The meeting minutes were approved.
5. The Treasurer's Report was also placed on the projector and Diane Campbell, Treasurer, read the current year balances. Details of the proposed 2025 budget were briefly reviewed.
6. Wayne discussed that the Board has policies that have to be adopted per Colorado State Statutes for Home Owner Associations and that a study needs to be completed this year for the Budget Reserve. He said more information would be provided and invited the members to contribute to the coming discussions.
7. Wayne welcomed all new HOA members to the community.
8. New Business:
 - a. Wayne has researched roadside maintenance along Marksheffel Road and learned through El Paso County that the City of Colorado Springs has jurisdiction over the roadside. He reached out to Melinda Schwartz with the Department of Public Works and she stated that they were working on a plan to schedule a clean up or to work with additional groups in an effort to maintain this area and would be responding. Although no response has been received, she did mention that "a critical piece of Keep It Clean COS is community involvement" and asked us to consider getting involved with this effort. Estimates were sought by Mike Christopher for mowing the Marksheffel and Peaceful Valley Rd roadsides and the lowest estimate received was \$2400 to mow 3 or 4 times per season. This cost does not ensure that any trash debris is removed.
 - b. In past years, a few homeowners have taken on the project of mowing the grass along Marksheffel. Wayne hopes to recruit several volunteers to assist with the upkeep of the mowing this summer, and has a waiver that will need to be signed by any volunteers. Homeowner Dawn Youngblood suggested that the HOA reimburse volunteers for gasoline. Wayne said that if receipts are provided, gas could be reimbursed.

- c. A question was asked about renting a brush hog to mow the roadside and Mike Christopher responded and said he looked into a rental of a brush hog but most machines are already rented out to landscape companies before the summer months hit.
- d. Wayne said that he'll put out an email when it is time to mow the roadside grasses and ask for volunteers.
- e. It was brought up that Wayne and others had made several trips to dispose of brush and tree limbs, etc. during the neighborhood clean-up, and these expenses should also be reimbursed. Wayne reported that they had been.
- f. COYOTES-there have been new sightings of Coyotes on the golf course and in the neighborhood. Wayne called the Department of Wildlife and they said the animals can be trapped or some type of electronic device could be used to discourage coyotes from invading residential areas. It was also recommended that homeowners be diligent in removing any food source on their property that could attract wildlife. Wayne wanted to remind everyone to be careful with their pets when walking in the neighborhood.
- g. With the 2025 Budget approval, dates for the following Neighborhood Event were provided:
 - a. Annual Yard Sale will be Saturday 5/31/25 and Sunday 6/1/25
 - b. Clean Up Weekend will be the weekend of June 6th
 - c. Neighborhood Marksheffel Clean Up will be Saturday, 6/7/25
- h. Fun Committee Update: Teresa gave a proposed schedule of upcoming events:
 - a. Neighborhood Cook Out will be around 8/24/25
 - b. Christmas Decorating Contest will be scheduled again this year.

Teresa reminded everyone of the last Christmas Decorating Contest winners, the Youngblood family won. Honorable mentions went to the Mininger and Wasserberger families.

- i. A homeowner asked if there was an update on the golf course and it was brought up that Morley is in litigation right now and nothing new can be reported regarding the weed and fire mitigation concerns surrounding the old golf course property.
 - j. Wayne asked if another Neighborhood Watch Meeting was of interest to the Homeowners, and Chad Mininger offered to provide a brief presentation on the topic, as a way to avoid setting up a separate meeting date and time. He stated, the best way to combat crime is to be aware and pay attention to your neighbors, know their vehicles, never leave a garage unattended, and always call 911 or Dispatch at 719-390-5555 if something is suspicious. Some homeowners asked about setting up a group text for the neighborhood to alert homeowners if something suspicious is happening. Chad said that he had information on that which he could share with the board, and further discussion was tabled for the time being.
 - k. Bob Skahan thanked the Board and Jan Koester for the refreshments provided for the meeting. Chad Mininger also thanked the Board and said that we had a great neighborhood and HOA.
9. Motion was made to adjourn the meeting and it was seconded. The meeting was adjourned at 3:27 p.m.

Submitted,
Rachel Fox
Secretary-PVHOA