

Peaceful Valley Homeowners Association (HOA) Meeting Notes

Official Record of Proceedings

Meeting Details

- **Date:** 02/28/2026
- **Time:** 1400
- **Location:** Restoration Church, Fountain, CO
- **Meeting Type:** Annual HOA Meeting

Attendees

- Board President: Wayne Koester
- Vice President: Derek Wagner
- Treasurer: Dian Campbell
- Secretary: Rachel Fox/Maria Smith
- Director: Mike Christopher
- Residents

Call to Order

At 1400, the Board President officially commenced the meeting. The quorum was successfully reached.

Approval of Previous Meeting Minutes

The previous meeting's minutes were reviewed and approved as they were, with no modifications.

Financial Report-Diane Campbell, Treasurer

- Treasurer presented the current financial statement.
- Discussion held regarding HOA dues collection, outstanding balances, and budget allocations. As of 12/31/2025, all members are up to date on annual assessments and other fees.

- Fifty-one of the fifty-two ballots approved the financial report.
- Discussion of the amendment to covenants regarding the surplus of funds. Once funds reach \$20,000 board decides how to allocate funds.

Old Business

- Follow-up on last meeting's action items. Thanks for 2025 roadside mowing and cleanup.

There were wildlife sightings: a bear was spotted, and a coyote attacked a dog.

- Status update on major projects: proposed Cul de Sac split rail fence repair. Wayne is requesting volunteers to repair or remove fencing. The snowplow caused damage to the fence. Todd Evans (Asst. City Manager), Jim Morley (owner of golf course) and Wayne to meet regarding fence and fire mitigation.
- Community Events:
 - Garage Sale: May 29th-31st 2026
 - Roadside Cleanup: June 6th 2026
 - Dumpster arrival: 3 dumpsters are to arrive June 5th and will be there until full. They will be placed at the end of the cul-de-sac.

New Business

- Information provided by Todd Evans, Asst. City Manager-Wayne Koester
 - Morley is responsible for golf course. Morley plans on building 40 patio homes and a 9-hole golf course.
- Mosquito Control-Mike Christopher
 - City of Fountain are to place dunks in pond. Recommended residents also use this same mechanism around their property. Mike will also place dunks along Jimmy Creek.
- Street Lights-Mike Christopher
 - Received estimates from Mtn. View Electric ~\$12,000 for drilling and \$2,500 for installing streetlights. Suggested area was on Sand Trap due to its proximity to the low voltage box. Residents felt the cost was too high for the area and said it needed a vote.

- Suggested residents purchase their own solar light and place on their own property. Mac.bid-was the recommended website to purchase lights which were around \$80.00.
- Update on Marksheffel Rd and Peaceful Valley Rd traffic issues-Mike Maiurro
 - The new traffic signal is expected to be completed within two weeks. Concern about the speeding through the neighborhood despite speed limit signs.
 - The City of Colorado Springs, specifically, Todd Frisby, has dropped speed limit on Marksheffel. Traffic from the Glen continues to make U-turns which has become a safety concern. There may be traffic lights on Lorson Ranch and Marksheffel. Possible closer of Poa Annua on the Glen side, if accidents continue to occur, but not in the budget this year. 10,000 population growth in the next 10 years predicted.
- Fun Committee-Teresa Kuhn
 - Summer Cookout: August 23rd 2026 at the end of Blue Grass Place at 4 PM, more details to come.
 - Ice Cream Social: June 7th 2026
 - Christmas Décor Contest: December 18th-24 2026, voting will be done by residents and winner will receive a gift card.
 - Saturday Morning Walk: starting May 16th 20206 at the corner of Bent Grass and Sand Trap at 9 AM.

Open Forum

Community members were encouraged to express their thoughts, ask questions, or raise any issues. Topics included Democrat and Republican Caucus, mowing golf course and Peaceful Valley Rd, street lights and Peaceful Valley sign near new traffic light. Residents elected, Maria Smith, as the new secretary. Rachel Fox was thanked by the HOA residents and board members for her many years of service as secretary.

Adjournment

The meeting was adjourned at 1600.

Action Items

- Board to follow up on shortage of ballots to approve amendment.
- Committees to provide updates at next meeting.
- Residents to submit additional feedback via email or HOA portal.

Respectfully submitted, Maria Smith, HOA Secretary