

PV HOA Board Meeting 10/07/2026

Attendance:

- Board President: Wayne Koester
- Vice President: Derek Wagner
- Treasurer: Diane Campbell
- Secretary: Maria Smith
- Director: Mike Christopher

Location: Wayne Koester's home

Wayne opened meeting in prayer.

HOA BBQ

How to get more people to attend? E-mail invitation didn't get to some neighbors, went to SPAM. Mike put up signs with QR code to website. Neighbors can also go FB page. Feedback: neighbors liked the location at Wayne's home and overall enjoyed the BBQ. Other comments include they liked the beginning of summer Ice Cream Social and end of summer BBQ.

Ideas: same day/time every year?

Financial Report from Diane Campbell, Treasurer

Anticipated end of year shortage of approximately -\$335.

Reserve account; interest earned this year has brought the account up over \$15,000. We do not expect to use any of these funds to cover the shortage, we have sufficient funds already in the checking account to cover this year's shortage, but it and the projected shortage expected for 2027 are the reasons for the board members to consider increasing HOA dues. Expenses have been creeping up including printing/office supplies, signs, and HOA business insurance went way up.

Proposal to increase HOA due of \$5 annually, but as the board discussed the matter, it was determined that a \$10 annual increase was a better figure. Homeowners must ratify the board's decision, it will be put on the 2027 ballot as an increase to be implemented in January 2028.

Last increase was in 2018.

Board has to vote on increase in dues and propose at annual meeting as indicated in our covenants Section 3.5, it is automatically approved unless rejected by 60% of the membership. Homeowners have to reject or accept the proposed budget.

New Business

Altitude law has YouTube channel with helpful videos for HOA board members.

Trash Proposal

Diane also proposed for one trash company to service the entire neighborhood. Derek and Mike to call around and get quotes. Questions include billing requirements (annual or quarterly), requirements (how many homes), cost, etc.

HOA Website

Question/request from homeowner for the ability to import pictures for architectural committee. This will not be possible due to security system on website. Must be sent thru e-mail for now.

Annual Meeting

Offer prizes for attendees at annual meeting as an incentive.

Gift cards will be given for mowers that help keep the grass cut along Marksheffel Rd.