**AGENDA**

**PPE HOA August Meeting – 03/01/23**

**Attendees/possible:** *Paul Erickson, Doug Corley, Hank Wilcox, John Hellickson, Diana Hutton, Shannon Hoxie, Scott Mason, Chuck Hutton, Colin Condon*

**Call to Order:** \_\_\_5:07\_\_\_ PM

**Financial Report:**

Checking Account **$6,154.30** 3/1/2023 As of today *(****J. Hellickson (treasurer****)*

Savings Account **$ 15,815.80** 3/1/2023 as of today

**Old Business:**

* **DUES status** TotalPaid \_\_9\_\_\_\_ % of 164 Lots: 54.9%\_\_\_\_ By check: \_\_6\_\_\_ Online: 3

HISTORY PAID PERCENTAGE

2013 34 20.7%

2014 78 47.6%

2015 59 36.0%

2016 ?? ????

2017 ?? ????

2018 59 36.0%

2019 85 52.0%

2020 65 40.0%

2021 67 41.0%

2022 69 42.0%

**Old Business / Outstanding:**

* + Attorney update Rules & Regulations additions; (Outbuildings, AirBNB clause in Rules & Regulations). Paul says the attorney is still working on it.

Gave the attorney survey results of most important issues by ranking.

* Dues increase: discussion on-going.
  + The Board plans on presenting background and reasoning to HOA at upcoming Annual Meeting
* Gave the attorney survey results of most important issues by ranking.
* Solar and Air BNB issues – HOA can’t regulate this unless there’s a 2/3 vote approving it in the PPEHOA. The goal is to keep the area beautiful, un-intrusive and peaceful.

**New Business:**

* Annual Meeting possible dates: **Wednesday, April 19, 2023**
  + This was booked with Michele today during the meeting.
  + Invitations will be sent via email and regular mail.
  + Survey can be sent via email to gauge topics of interest: Tracy to work with John. Renaissance Festival traffic and parking is going to be an even bigger issue as the owners expand parking, etc.
* Chipping, early June dates being planned
* 1127 Buttermilk outbuilding request was not discussed. Previous notes said Doug would call the owner.
* Contractor John Kloster and his wife, Theresa, are wanting to buy the vacant lot on PP Ave. It’s the lot between Meier and Swaney. It has the Redfin for sale sign on the street front of the property. The Kleins bought it a few years ago with the intent of building a new residence on it. They changed their minds and put it up for sale. Kloster apparently has plans for a residence with a lot of glass windows, an outdoor swimming pool and other things that will need HOA approval. Apparently he’s being somewhat obstreperous in his communications with Doug. Doug will continue to communicate with him. The actual construction time could be more than 12 months allowed because he has to sell his current property before starting to build.
* Discussion over the use of ‘HOA’ in our community. Castle Pines has a sign that simply says ’A Covenant Community’. Perhaps PPEHOA could change to that identification to move away from the negative connotation of an HOA. There have been challenges from within the community of whether PPEHOA is a valid HOA anyway. We need to have marketing such as signs, magnates, shirts, update articles in the Sentinel, etc. That change the identity to Covenant community. This more friendly identification could help residents feel more comfortable about helping financially with dues and participation in events and decisions. To be continued…
* Doug shared that his wife, Chris, is battling metastatic breast cancer. She is undergoing weekly chemotherapy treatments and other things. This is taking up a lot of Doug’s energy and time. The rest of us need to step in on some of what he is doing to help relieve his time and efforts to support his wife. I suggest we don’t wait for another meeting and to start stepping up now.

**Adjourn**: 6:40 PM