

PHHOA Meeting Minutes
November 1, 2023

Meeting Started: 6:02

1. Susan Marcus reported after having attended a Lookout Mountain Water District Meeting: Lookout Mountain Water District is looking to replace 9 out of 12 miles of the main water line. A \$10-\$15 increase on monthly bills may go into effect. LMWD is looking into different ways to finance this big expense. Steve Swain added some information regarding needing to financing the project. The Lookout Mountain Water District will be meeting November 13, 2023, to discuss this further.
2. Treasurer's report – Pati Stajcar gave an update on Fidelity account earnings, payment of HOA dues, outstanding amount and interest rate of loan, amount in water reserves and operating funds - HOA \$29,398, Water \$307,480, Water Loan \$120,930 balances.
3. Annual Meeting logistics – Nafisa Hagmayer said she would look into the annual meeting locations along with Ashley Meyer.
5. ARC report – Nigel Dick gave ARC update, only 1 house to report on. Main discussion was around the new build at 322 Paradise.
4. ARC/Covenant enforcement discussion/decisions - Susan Marcus motion to send reminder to everyone about ARC applications. Motion seconded by Donna Carr. Motion approved by all.
5. Strada Rossa – Motion from Susan Marcus for board to file complaint with Jefferson County against Strada Rossa depending on meeting results for November 7th. The Board may look into their own letter of violations. Motion seconded by Donna Carr. Motion approved by all. The Board will review the drafted letter to Vault Home Collection and M&G Design Build, LLC regarding covenant and zoning violations. Donna Carr and Susan Marcus will meet with Jeffco planning and zoning on November 7 to discuss violations at Strada Rossa development.
6. Discussion about short term rentals – The Board will send out a survey to gather community input on short-term rentals and potential amendments to the covenants. The Board will consider what will be the best legal representation for addressing short-term rentals and covenant violations. Pati Stajcar made a motion to add a moratorium to the covenants around STRs. Motion failed. The Board entertained community comments about short term rentals.
9. Report re triangle maintenance survey - Ashley Meyer shared results of the triangle survey. 116 households filled out the survey. 73% of HHs voted yes the entrance needs improvement Ashley found bids of between \$9,000-\$12,000. May request one time cost to cover \$50.00-\$100.00 from each homeowner. Ashley Meyer Motion to look into more bids and present info at the annual meeting. Motion seconded by Gabby Post. Motion passed.

15. Adjourn 8:35pm

Board members attending in person: Susan Marcus, Donna Carr, Pati Stajcar

Board members attending via Zoom: Ashley Meyer, Nafisa Hagmayer, Gabby Post

Community members attending in person: Mary Jane Boll, Jane Wilson, Nigel Dick, Cindy Cooper, Mary Ann Miller, Elaine O'Reilly, Sheri Rogers, Steve Boll

Community members attending via Zoom: Brian Kluth and Mary Ellen Kluth, Cynthia Swain, Missy Smith, Alan Olson, Beth Nichols, Bruck Marvick, Kelly Brooks, Kurt Miller, Lainez, Lee Swager, Mary Snyder, Robert Storrs, Stephanie Graf, Swager, M. While, Dave Stajcar, Kurt Miller



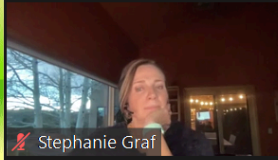
Jerry's iPad



Ashley Meyer



PH Board



Stephanie Graf



Brian Kluth - PovertySolutio...



Kelly Brooks-WMFR

Mary Snyder

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Beth Nichols

Beth Nichols

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Kurt Miller

Alan Olson

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Nafisa

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