

**Peppertree Homeowners Association**

**Board Meeting Minutes**

**Wednesday February 17, 2016**

Present: Maggie Marcoux, Megan Nowak, Mike Verhoogen, Jan Van Ek

Absent: N/A

**1. Treasurer's Report**

Reviewed draft budget for FY 16/17. Consider raising HOA fees to reduce the rundown of the existing cash surplus. Breakeven would be \$329 per year. Allow HOA members to vote on what the increase will be. \$300 this year and possible further increase in FY 17/18 to maintain a cash balance of \$5K.

HOA fees for FY 15/16 have been paid by all households.

The HOA account balance has sufficient funds for the remainder of the fiscal year.

**2. Volunteers for Board Positions are still needed**

The posts of HOA President and Vice President are vacant. Please contact Maggie Marcoux if you are able to participate on the Board.

**3. Annual meeting**

The annual meeting will be held in May. We will contact the Niwot Grange to reserve the space.

**4. Common Area Maintenance/Sewer Repair**

The homeowners to the east of our path on Niwot Road put in new sewer lines last summer. Any damage caused to the common area by the repairs was supposed to be repaired at no cost to Peppertree homeowners. However, the area was left with uneven surfaces that the HOA repaired at a cost of \$800.

Installation of a rain sensor or remote device will be considered to reduce water usage in the common area.

Pine beetle issue is coming to Boulder County. Should we treat trees or not? Jan to research and get quotes.

**5. Next Meeting**

The next meeting is expected to be held at the end of March or early April (date TBD).

Does Cottonwood charge HOA dues for public areas?

Maggie reach out to Stacey Secatch to participate in BOD.