

Peppertree Homeowners Association

Association Meeting Minutes

Wednesday May 18, 2016

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

Absent: N/A

The HOA board and homeowners met at the Niwot Grange for the annual meeting on May 18, 2016. Twelve households were represented and quorum was not met. There were no voting matters and no votes were taken. The following topics were discussed:

1. Treasurer's Report

Fees will return to the homeowner approved amount of \$350 and will be due in July. The fees will cover expected current year costs. The financial reserve is currently approximately \$9,000, which is a decrease of \$1,000 from prior year.

2. Landscaping Update

We incurred significant costs for tree removal in the prior year due to storm damage. Water sensors were recently installed but are not currently functioning properly. Jan will work with the landscaping company to get the timers correct.

3. ACC Update

Recent authorizations have been to replace a mailbox, change a roof color, and change the color of a house. All requests were approved.

4. Retiring Board Members – Volunteers Needed

We are still in need of additional volunteers to serve on the Board. The roles of President and Vice President remain vacant. We also expect the Landscaping chair to become vacant within the next few months. We are seeking volunteers to assume their responsibilities. If you are able to participate, please contact Maggie Marcoux.

5. General Discussion

One homeowner expressed interest in amending the HOA covenants to allow chickens (less than 6) on the property and possibly goats. They would not have a rooster. A formal request will be filed.

It was noted that one household has an RV parked on their property which is in violation of the covenants.

6. Next Meeting

TBD