

PEPPERTREE HOMEOWNER'S ASSOCIATION

BOARD MEETING MINUTES

TUESDAY, 8/15/17

Board Members Present: Maggie Marcoux (President), Megan Nowak (Treasurer), Mike Verhoogen (ACC), Brevin Bourassa (Vice-President), Cindy Silvis (Secretary), Nick Lassow (Landscape).

Peppertree HOA Board meetings will be held on the second Wednesday of the month with a goal of having 2/3 Board Members present.

The Board was contacted by a prospective buyer for 6957 Peppertree Dr. They wanted the HOA guidelines. The recent Sheriff's report was given to them that talked about the outbuilding not being to code. The prospective owners have 2 older horses and want to do improvements to the perimeter fencing.

A neighbor would like to change the bylaws to allow for hens in the neighborhood. This would have to be presented at an annual HOA meeting.

We talked about HOA record retention. There is HOA paperwork/records at Mikes and Megan's homes. Trying to figure out how long we need to keep these, where they should be kept, can they be scanned and archived. Megan will do some research and present back at next meeting.

Treasurer's Report: Two people have yet to pay dues. If not paid by 9/1/17, a registered letter will be sent informing that interest begins on 9/1/17. The Treasurer would also like to change banks: from a bank in north Longmont to a local Niwot bank - approved.

Landscape Report: discussed changing the water controller for the retention area to a smart controller. The highest water bill has been \$410. We changed the controller a few years ago. Tabled for later.

ACC Report: Communications with neighbors: 6926 asked about a new garage door. 6933 – several emails with home owner as property rented and managed by property manager. 6957 mowed weeds near Peppertree Drive. A reminder will be sent out regarding being mindful of weeds in the ditches.

Mike has resigned from the Board. Thanks for your years of service to the neighborhood, Mike! He will stay on the Board until replaced.

We have reserved 2 Lefthand Chairs for the retention area. They need 10 to place the order – so thinking they may arrive in the fall. We will need a concrete pad poured.

Community Event/picnic: hoping for Friday 7/8. We will send out an email re: interest and RSVP. The HOA will provide burgers, brats, buns, condiments, plates, utensils, soda and water. Neighbors will be asked to contribute a side dish and bring their own adult beverages.

Next meeting: Wednesday, 9/13/17, 7:00pm