

## Peppertree Homeowners Association

### Association Meeting Minutes

Wednesday May 10, 2017

Board Members Present: Megan Nowak, Mike Verhoogen, Maggie Marcoux

Absent: N/A

Households in attendance: 14

Households submitting proxy: 5

#### 1. Board Introductions & Solicitation for new board members

#### 2. Treasurer's Report

Review of prior years' expense trends and upcoming year projection. A discussion ensued regarding potential future needs for surplus reserves. It was noted that water fees seem high and ideas were noted to potentially reduce them at minimal cost (to be further discussed at a future board meeting).

#### 3. Landscaping Update

It was noted that changes should be possible to reduce landscaping costs, which will be discussed at a future board meeting. Additionally, it was noted that Boulder County will mow open space belt if we contact them proactively.

#### 4. ACC Update

During the 2016-2017 year, minor ACC requests were approved including roofing, and building of a shed, swing set/tree house.

#### 5. General Discussion

- Community space – A discussion ensued regarding the ideas that have been presented informally to the board, including playground equipment, picnic tables, swimming pool and movie nights. The playground and swimming pool were ruled out due to cost/liability and proximity to the new Niwot Children's Park. Additional ideas raised included building a perimeter fence so kids can run/play safely and Bocce ball. Additionally, fundraising ideas were raised such as movie nights and Rock 'n Rails parking contributions (which could also contribute to increasing budget reserves).
- Quality of mail delivery - While one household has recurring issues, it appears to not be pervasive.
- Road maintenance – Last performed about 20 years ago. We are due for road improvement and it was suggested that we should develop funding reserves to resurface the roads. It was noted that the County may be willing to participate in financing (TBD).
- It was reported by a homeowner that marijuana shop was approved to be established beside Bootstrap but the County is being sued for violating business purpose restrictions. A hearing is forthcoming.
- An illegal marijuana operation was reported at one household. At the time, the residence was occupied by renters. On March 3<sup>rd</sup>, the homeowner received notice of violation for cultivation and processing, as well as unpermitted building and unpermitted ventilation alterations. The tenant is believed to have vacated the house. Boulder County code compliance re-inspection has closed the case, noting issues resolved. To our knowledge the building permit not resolved yet but is in process.
- Graduation Seniors Open Houses - Everyone is welcome!

#### 6. Formal Board Member Nominations & Approvals for 2017-2018

##### New Board Members:

Nick Lassow – Landscaping Chair

Cindy Silvas – Secretary

##### Returning Board Members:

Maggie Marcoux – President (formerly Secretary)

Megan Nowak – Treasurer  
Mike Verhoogan – ACC Chair  
Remaining Vacant:  
Vice President – TBD

**7. Next Meeting**

TBD