

Peppertree Estates Annual HOA Meeting

Wednesday, May 8, 2019

PRESENT: Maggie Marcoux, President; Brevin Bourassa, Vice-President; Megan Nowak, Treasurer; Michaela Cavanaugh, ACC; Cindy Silvis, Secretary.

NEIGHBORS PRESENT: Mary Blue, Rachelle Krumpeck, Joe Chrisman, Ashley Chrisman, Erin Hutchinson, Mandy Walker; Steve Kiss, Phil Lackey, Sally Lackey, Marc Marcoux, Laura Fronckiewicz, Matt Rich, Julie Rich, Robin Lang, Edward Nowak, Bob Stadtherr, Mike Verhoogen, Nick Lassow.

PROXY: Anne Marie Copley, Ivan O’Gorman, Lisa Gau, Stacey Secatch, Jeff Foy, Jodi Foy, Charlie Copperberg, Karen Copperberg.

MEETING CALL TO ORDER: Introduction of Board. Introduction of neighbors. Robin Lang reported that they will be moving out-of-state (Best wishes to you and your family, Robin!).

Robin Lang moved to approve the minutes from the 2018 Annual Meeting. Rachelle Krumpeck seconded the motion. The neighbors approved the minutes unanimously.

TREASURER REPORT: Megan reported that we purchased QuickBooks during the past year. She shared copies of this year’s expense reports as well as the need budget. We have \$7405 in the account at present, with a projected \$5247 reserve at the end of this fiscal year. Tree maintenance was added to this year’s budget. The biggest expenses are grounds and water.

Robin Lang moved to approve the 2019-2020 budget and Rachelle Krumpeck seconded the motion. There was a unanimous vote to have HOA dues remain at \$350/year and to approve the proposed budget for 2019-2020.

LANDSCAPE REPORT: We did secure another bid from a ground maintenance company. They did not cover all items in their bid so decision about which company we will use is still pending.

Landscape projects this past year included fixing a sprinkler leak, replacing the dog signs at both ends of neighborhood walkway, taking the siding off of the Sherman Memorial path, removing the clump of Russian Olive trees behind Lot 3.

There has been discussion with the Cottonwood HOA regarding neighborhood access. It was suggested that we talk with Mountain View Fire and/or Boulder County to determine if Cottonwood can block the access point.

ACC REPORT: Michaela thanked neighbors who have submitted improvement plans to the HOA ACC for approval. Any outside changes to landscape or house require approval from HOA. Please submit these plans and requests to Michaela or www.peppertreehoa.org.

OTHER BUSINESS: Edward Nowak has talked with Boulder County regarding road repavement and what would be involved to repave Peppertree. Two options: overlay which would cost \$200K and a total redo which would cost \$400K. Lance Carlson, an engineer and resident of Burgundy Park, talked about his neighborhoods process in forming a PID and repaving their neighborhood.

Marc Marcoux reported on the railroad quiet zones. The long-term plan is to have commuter rail (approximately 2044). Quiet zone structure will be installed at 2nd Avenue, Niwot Road and Monarch beginning in June. The RR crossing near Peppertree and Niwot Road will mean that the intersection will be down to one lane of traffic for two weeks during construction. The quiet zone would hopefully be in place by the end of 2019.

Discussion about the park area at the entrance to the neighborhood included thoughts on replacing the memorial park bench, adding an iron coated picnic table, and planting a memorial tree for June Kiss. Proposals for these projects will be addressed by the Board.

NEW BOARD MEMBER NEEDED: If anyone is interested in joining the Board as the Landscape Chair – please let a Board member know of your interest.

Meeting adjourned.