

## **PHOA Board Meeting March 23, 2024**

Meeting Place: Pool

Start time: 11:19 am

Board participants: Julie Wegner, Curt Wright, Sylvia Buchanan, Lorna De La Ossa (Property manager), Gates Briseno, Karyn Furry

Residents: 11

### **Board member elections**

Gates Briseno – President (until the end of Joe Taylor’s term)

Motion to approve Gates Briseno as President until the end of Joe Taylor’s term: Sylvia; 2<sup>nd</sup>: Curt

Karyn Furry – Vice President

Sylvia Buchanan – Treasurer

Julie Wegner – Secretary

Motion to approve the election of Karyn, Sylvia, and Julie to the positions of vice president, treasurer, and secretary, respectively: Curt; 2<sup>nd</sup>: Gates. Motion carried

### **Approval of January 30, 2024 board meeting minutes**

Motion to approve: Curt; 2<sup>nd</sup>: Gates. Motion carried

### **Financial report**

FY 2025 budget approved

No change in association dues

Motion to approve: Sylvia; 2<sup>nd</sup>: Curt. Motion carried

### **Committee Reports**

Architectural Committee: Sylvia

Home inspection

1. Sylvia created checklist of items on inspection report.
2. Sylvia and Gates will conduct inspections with the help of volunteers (Joe & Brenda, Karen)
3. Inspections will start mid-April 2024

### **Old Business**

1. Volunteers for committees
  - a. Karen expressed interest in creating a volunteer architectural committee who would conduct non-official inspections. It was discussed that any issues can be reported to Lorna and the architectural committee.
  - b. Parking – There is no official committee for parking monitoring or enforcement
    - i. Curt currently checks on the presence of unauthorized vehicles in the parking lot
    - ii. Patty Briseno has been and will continue to randomly check parking along the streets
2. Work on tree at 277 Hadley has been completed. The tree was trimmed.
3. Non-authorized re-attachment of irrigation lines at two homes in the complex – Joe has given the names and addresses of the two homes to Lorna. Lorna will follow-up with letters to the identified parties.
4. Fence issue on north side of the complex near the dumpsters
  - a. Estimates of about \$3000 for extension of the fence
  - b. Fence does not belong to Association
  - c. Fixing the fence to stop javelina from getting through the fence would require putting in 12” deep cement footings

Motion to not extend the fence because it is not the Association’s responsibility: Curt; 2<sup>nd</sup>:  
Sylvia Motion carried

5. SW fence issues – Lorna will contact the owner of the property and fence.

### **New Business**

Sewer lines at 264 Scheibe Way – one line was fixed without removing tree. It was determined that the second sewer line was engulfed with roots that damaged the pipe. The report from two different companies suggested removing the tree to permanently fix the problem.

Discussion: three potential options going forward

1. Tree removal and fix pipe
2. Save tree and re-route the sewer line
3. Get a third estimate for the cost of re-routing the sewer line and save the tree

Motion for exploring option #3: Sylvia; 2<sup>nd</sup>: Curt Motion carried

### **Open Discussion**

1. Community update: Karen – requested a key for the bulletin board so she can update the board periodically
2. Dogs: Curt – mentioned that several residents have complained to him about barking dogs
  - a. Curt reported that there is a city ordinance regarding barking dogs. City can send out citations.
  - b. Complaints can be forwarded to Lorna who can contact the City

- c. Brenda suggested the following process:
  - i. Talk to neighbor
  - ii. Send complaint to Lorna
  - iii. City citation

**Future meetings:**

June 25, 2024 @ 4 pm MST. Location: 234 Scheibe Way

September 24, 2024 @ 4 pm MST. Location: 234 Scheibe Way

Motion to adjourn: Sylvia; 2<sup>nd</sup>: Gates

Meeting adjourned at 12:29 pm