

**PARKVIEW HEIGHTS HOMEOWNER
ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 21, 2023,
6:30 PM
INSIDE GARAGE, 22277 EAST LAKE
LANE**

- I. QUORUM WAS ESTABLISHED** – Three of the Board Members were present. The remaining two Board Members attended the meeting by phone. Dan Anderson with Metro Property Management was also present along with three homeowners.
- II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST**
 - A. Board approved the agenda without modifications.
 - B. There were no conflicts of interest regarding agenda items.
- III. SPECIAL GUEST** - None
- IV. MINUTES** – Minutes from the previous Board Meeting (Jun 22, 2022) approved.
- V. FINANCIALS** - Jun, Jul, Aug 2023 Financials approved pending final audit.
- V. HOMEOWNER FORUM** - Dumpsters are great.
- VI. ARC ITEMS FOR RATIFICATION**- All approved.
- VII. OTHER BUSINESS ITEMS FOR RATIFICATION**
 - A. Accept Colorado Tree Coalition Tree Grant - recommended four different species; Maple, Catalpa, Kentucky Coffee Trees, and Oak. Ed will check with his friend who just took over business from his father. Failing that, Clay has lead with Glenda as helper.
- VIII. ONGOING BUSINESS** – Managers Report Included In Packet
- IX. NEW BUSINESS**
 - A. New SB23-178, Mandatory Landscape Policies - Yolanda Winter Project
 - B. Pet Waste Clean Up, Poop 911 and My Denver Pet, No Reply. Pet Scoop and Doody Calls Proposals Included. Approved
 - C. 2023 Fall Roll-Off Event - October 21, 2023 - It would be good to do it at the same time as our neighbor HOA - 21 Oct 2023.
 - D. Holiday Lighting - \$1825 Approved.
 - E. Emerald Isle Poor Landscape Service. Alex & Sons was recommended by Dan. Agreement approved.
 - F. Emerald Isle Poor Snow Removal Service. Alex & Sons was recommended by Dan. Agreement approved.
 - G. Three Rail Open Space Fence Replacement. New Trex type is \$242,901 and

wire is \$6,318 = \$249,219 while PVC is \$92,320 plus \$6318 = \$98,638. Dan will send out a survey to community laying out options.

H. Considering the above information, the board decided to raise the HOA dues by 10% in case the majority of the respondents opt for the Trex fence. If the PVC option is preferred, we can lower dues next year.

H. 2024 Annual Budget Wish List.

I. Annual Board Meeting November 30, 2023.

X. ADJOURNMENT 2012 MST.

XI. EXECUTIVE SESSION (Discuss Delinquencies)