

Peppertree HOA

Board Meeting

Monday March 14, 2022

Present

- Mandy Walker, Rachelle Krumpeck, Laura Fronckiewicz, AnneMarie Copley, Dan Graham

Approval of Minutes

- Minutes from the March meeting are approved 5/0/0 (approved/dissent/no response)

Board Notices

- Megan has resigned from the board effective March 2022. We thank her for her contributions and support
- Laura will be turning over treasurer duties to Rachelle
- Laura and AnneMarie will co-chair the ACC

Treasurer's Report

- YTD Financials
 - o Currently have just over \$5K in reserves
 - o Budget was \$12K for last fiscal year,
 - spending ytd is 11925.
 - Budgeted to spend another \$1000 before fiscal year end,
 - This will leave us about \$950 over budget for year
 - This will be made up from the reserves
- Rachelle will take over Treasurer's duties from Laura

Landscaping Report

- Change of contractor completed. We are now using Diego's Landscaping.
- The board plans to shut down water on west side of Peppertree Drive, along Niwot Road. This area is consistently very green. We will monitor the area through the warm season and either kept the water off, or gradually increase as necessary.
- Other grass areas will be budgeted by month, to keep total water bill down.
 - o Many of you are probably familiar with water budgeting, but in brief this method uses August water needs as the "100%" month, and reduces watering times by some percentage for all other warm season months.
 - o Water is a major contributor to our annual costs, so we are attempting this year to significantly drop our water usage in order investigate ways to avoid a dues increase.
 - o The board will monitor the health of the grass as this experiment progresses.

ACC Report

- No ACC requests.
- Anne Marie has agreed to share ACC duties with Laura

Agreement With Cottonwood Park West HOA

- Concerning contractor access along the area between our two HOA's, is complete

Wildfire Mitigation Project

- Cottonwood Park West (CPW) is working with Boulder County on this, and they have agreed to keep Peppertree HOA in the loop.
 - o This is possible because our recent use agreement on Outlot B has allowed us to develop a working relationship with CPW

Flag Football consent

- Ivan O' Gorman coaching again for Spring session.
- The board has approved this use, contingent upon a new consent form being signed
 - o New consent form sent to Ivan and he's getting this signed by participants

Annual Meeting Prep

- Date – May 11, 2022
- Location – We will use Zoom again this year to save costs.
- Materials – announcement, agenda, proxy
 - o Dan to find old one and update it.

Any Other Business

- Next meeting
- Tuesday April 12 at 6 pm.