

Peppertree HOA
Board Meeting Minutes
Monday March 6, 2023

Present

- Mandy, Dan, Matthew, Laura, AnneMarie, Rachelle

Approval of Minutes

- Minutes from March meeting are approved 5/0/1 (approved/dissenting/no response)

Secretary's Report

- Nothing to report

Treasurer's Report

- YTD P & L
 - o Reviewed spreadsheet on google drive.
 - o Expenses in the slow months are basically the same every month.
 - o \$2545.07 is our current balance. We are tracking to budget at this point.
- Budget Planning for next year
 - o A budget proposal will be distributed to the board for review prior to the April meeting. Mandy and Rachelle will create this proposal.

Landscaping Report

- Current Status
 - o Will get a quote from Chevo on removing unused and damaged irrigation piping near trees in open area,
 - We will also confirm this year's pricing, approximate dates for charging of sprinkler system and start of mowing.
 - o Board will decide when sprinkler use is started based on ground conditions.
- Irrigation
 - o Lots of moisture this winter, so hopefully we can delay turning on irrigation system.
- Tree care
 - o Will reach out to tree maintenance and see what they are recommending for this year.
 - o Looks like we are due for Emerald Ash treatments later this year.

ACC Report

- Project Requests
 - o Graham fire pit submitted.
 - Approved subsequent to meeting

Annual Meeting Planning

- Wednesday May 10th at 7 pm.
 - o **Please mark your calendars**
 - o Mandy will check if the Grange and the Niwot Inn to see what space is available
- Board member elections
 - o Dan, Mandy, Laura, AnneMarie are due to rotate off the board.
 - o We will send a notice around via email asking for volunteers and explaining the board positions and what's involved.

Any Other Business

- Next board meeting
 - o April 10th, 6 pm via Zoom