

Peppertree HOA
Board Meeting Minutes
Monday September 18, 2023

Attendance

- Present – Dan, Mandy, Laura, AnneMarie, Matthew

Approval of Minutes

- Minutes from September meeting are approved 4/0/1 (approved/dissenting/no response)

Secretary's Report

- Nothing to report

Treasurer's Report

- YTD P & L
 - o Balance sheet and P&L sent around. Nothing unexpected.
 - o Some larger spending for tree trimming.

Landscaping Report

- Current Status
 - o Water bill for this month was 3x above expected. Left Hand Water was contacted and has inspected and determined that there is a leak. Will be locating leak Tuesday the 19th.
 - o Our water will simply be turned off until the leak is fixed, so we shouldn't see any other larger bills.
 - o We will ask Left Hand Water if they can reduce the amount of the bill after we fix the leak.
- Flower beds – No action this month
- Irrigation
 - o Irrigation controller shut off after last rainstorms. Has not been turned back on yet.
- Tree care
 - o Trimming done along Niwot Road.
- Dead tree at entrance – pending. No action this month
- Paving slab maintenance – pending. No action this month

ACC Report

- One request for Erin H and Brian F to add additional solar panels to their home. Boulder County requires only an electrical permit and that is being handled by the installer. This request has been approved.

Any Other Business

- Next meeting: Monday, October 23rd at 6 pm.