

Peppertree HOA

Board Meeting Agenda

Wednesday September 22, 2021 5 p.m.

Present

- Present: Megan Siegel Jansen, Mandy Walker, Dan Graham, AnneMarie Copley, Rachelle Krumpeck, Laura Hickernell
- Absent: None
- Quorum established

Approval of August Minutes

- Minutes from the August 24th meeting were reviewed and approved

Treasurer's Report

- August financials
 - o Expenses
 - Water \$845, Grounds \$830, Elect \$12.13
 - Memorial installation cost has been billed

Landscaping Report

- Flower bed maintenance. No update at this meeting
- Tree care
 - o Elm tree pruning,
 - We Love Trees quote is \$441
 - St Vrain Arbor quote is \$2280 including additional work they recommend on the tree.
 - Board decided to go with We Love Trees quote.
 - o Trim of willows along sidewalk from We Love Trees for ~\$150
 - o Pine tree to north of Lassow house
 - St. Vrain suggested pruning to remove drought damage.
 - A different quote from We Love Trees says tree is not recoverable. Infestation with turpentine beetles.
 - No need to do anything at this time however.

- Bruces Landscaping request to raise canopy of trees along Niwot Road to facilitate mowing.
 - This decision is deferred
- Based on quotes and responsiveness, board had decided to go with We Love Trees for tree work.
- Groundskeeping: Weed control, mowing, snow removal
 - Having the board piece landscape needs together with a mower, someone to weed, snow removal, etc. is time consuming and doesn't result in consistent care or appearance.
 - We are searching for some single business to take on these tasks and have setup initial meetings to determine costs, with a view to change to this method early next spring.
 - There is some question as to whether snow removal is normally done with a groundskeeping company or if that task should be separated.
 - Hope to review bids at the next board meeting

ACC Report

- Project Requests
 - Sperry/Crisco exterior painting approved
 - Foster/Hutchinson exterior painting approved
 - Kiss deck repair. Board approval is not needed, but our thanks for letting us know of the work being done.

Memorials Update

- Installed

Outlot C Update

- Perhaps this can be cleared once, then mowed down twice per year.
- The groundskeeping companies will be asked to bid on this area.
- It is highly likely this will result in a special assessment to all homeowners to handle this expense.

Any Other Business

- Next HOA Board meeting:
 - Wednesday October 27th at 5 pm.