

2021 PVHA ANNUAL MEETING MINUTES

Wednesday, May 19, 2021

This meeting was held via Zoom.com, hosted by John Deuel, Secretary.

1. Welcome: Anna Vesper called the meeting to order at 7:00pm; After tallying the members that checked into the meeting via the chat box or verbally representing themselves if they called in to the meeting. At 7:15pm, Vice President Kim Johnson declared there was a quorum of 40 member households represented.
 - a. Anna explained the purpose of the meeting including to provide more detail about the work of the PVHA Homeowners Association to the entire membership.
2. President's Report
 - a. A lot of very appreciated volunteer work was accomplished in the past year. (Individuals are listed out in attached slideshow)
 - b. General rules and procedures to keep our neighborhood safe. Speed limit 15 mph; Keep fire lanes clear; Pickup after dogs; Keep roads in good condition; Ask if there is a concern about safety or call Sheriff.
 - c. Expect info about proposed modifications to the CC&R amendments in June or July.
3. Old Business
 - a. McLoughlin Drive turnaround: Topographic survey done; Design started; Approval from Fire Dept.; Construction targeted for late summer 2021 however summer of 2022 more likely.
 - b. Barlow Road: Repairs from car accident will be bundled with McLoughlin Rd Turnaround project to save money for both projects. Materials dug from McLoughlin Drive turnaround project may support the fill needed to repair Barlow Road accident site.
 - c. Lot 32 Sale: Advisory committee was set up after an offer was made by an internal neighbor last summer. PVHA Board worked closely with PVWC. Now in escrow process. Funds should eliminate the need for a special assessment for the construction of the McLoughlin Drive turnaround.
 - d. Hazard Tree Removal: Removed 13 hazard trees in 2020. Focus is still on getting trees that pose the highest risk to blocking roads and emergency access.
 - e. Tree Day/Seedlings: 220 Douglas-fir and Western red cedar seedlings were planted around the neighborhood on private lots and in Common Area in late winter.
4. Committee Reports

Architectural Control Committee (ACC): Anna Vesper reported: 6 lots represented on the ACC. 18 applications were processed in 2020-21. 1-2 week turnaround is typical. Much appreciation to all applicants in planning your projects. Projects included tree removals, deck additions, new driveways, home addition, privacy fence and exterior painting.

Common Septic System Committee: Leanne Nickel reported. Drainfield has delicate lines running underneath. Horse traffic not permitted and limited vehicle access. Leave

orange markers alone- they help the inspectors. This last year there have been quarterly inspections; 10 distribution boxes cleaned and 1 replaced. Started septic record keeping system for CSS facility users; Started abating invasive Canadian thistle in the field. Emphasized that this system is now fully funded by facility usage fees.

Firewise Committee: Anna pointed out that the Board split the Safety and Firewise Committees to enhance coordination and define roles. Anne Fairbrother reported: Chipping event will happen soon. Everyone in the Village is part of the Firewise committee. Anne stressed the importance of this effort due to dryness and drought in our region. Evacuation route practice will happen on June 5th at 10am. All PVHA members invited. Backyard burning: reminder to contact Philomath Fire for daily updates. Maintain your defensible space. Use caution with power equipment that can create sparks; Please fill out the Firewise information form- available soon on the PVHA website and on the bulletin board.

Safety Committee: John Deuel reported. Encouraged all to read the PVHA website page dedicated to emergency preparedness. John and Brad Whitcomb led the first part of the PVHA neighborhood to be organized using the Map Your Neighborhood model program. The Southeast part of the neighborhood will be organized next. Volunteers to help organize are welcome.

Roads Committee: Jordan Vesper reported: Many issues to deal with this year. 1.75 miles of road graded; 10 loads of rock was placed in critical locations; 18 new reflectors and 2 new signs were installed by volunteers; Lignin (dust control) was applied with volunteer help to coordinate; Provided gravel at the bus turnaround for "self-fill" pothole repair by PVHA members. There was no spring grading or rock applied.

Culvert & ditch maintenance program was restarted in 2019 when PVHA cleaned 5 culvert inlets; reestablished 550' of ditches and replaced 1 culvert. In 2020 repairs to 3 other culverts and cleaning of 500 more feet of ditches was proposed but was not done due to budget limitations. Winter storms are more impactful and damaging when there has not been preventative maintenance.

For 2021-21 it is proposed to provide the same amount of lignin; 300' of ditch repair; 2 to 3 culvert projects; grading and rolling fall and possibly spring; spot rocking; roadside vegetation mowing. Various combinations are discussed later with each budget options. Proposed projects are: McLoughlin Dr & Whitman Way, Whitman Way Inlet repair and Whitman Way Ditch Repair. (see slideshow for map of locations)

Volunteers are request to form a "storm cleanup" team to assist in ensuring roads remain drivable.

5. Question & Discussion Period (1)

- a. Brad Whitcomb appreciated the delineators installed at the corner of McLoughlin & Greasy Creek Drive. Brad asked when that culvert would be repaired. Anna said it was 2rd on priority list in the proposal.
 - b. Cindy Beach asked about rebuilding roads vs. patching potholes. Anna said that was done the previous winter. 2 years ago, Whitman Way was repaired in this way, but potholes redeveloped. Still puzzling about this chronic section needing pothole and other repairs.
 - c. Gary Rodgers asked about tree replacement for the clear cutting that took place historically. The PVHA Board is unable to speak to previous Boards' decision but currently requests that trees be replanted when they have large quantities of trees cut through the ACC process.
6. Board Elections
- a. No board positions are up for election this year. 1 position will open in 2022 and 2 positions in 2023. Terms are 3 years with 4 quarterly meetings.
 - b. Tom Garbacik was appointed Treasurer. Board appointed Kim Johnson to the board position vacated by Jennifer Eaton due to health concerns.
7. Treasurer's Report
- a. Anna reviewed Tom Garbacik's report of the PVHA checking and savings accounts as of 4/30/21. Citizens Bank: \$21,267; \$15,000 of this is dedicated for the Barlow Road repairs that was received from insurance. \$4,492 is the balance left for HOA expenses this year. Washington Federal Account is at \$25,033.
 - b. There are two lots in default of paying their assessments totaling \$4,083. The Board is currently pursuing leans and recovery actions.
 - c. Current year Treasurers Report attached with what was budgeted and was the actual spending was. Overall spending was on budget or below. Current actual spending is about \$2,300 below budgeted amount largely due to interruption in legal representation and CPI light removal/reinstallation.
8. Budget Presentation & Vote
- a. Anna presented three options from the Board for the members to consider in detail (All members were sent these proposals prior to the meeting as well as being posted on NextDoor and the PVHA website):
 - i. Budget A: \$33,046 for a \$570 per lot assessment, a 77% increase.
 - ii. Budget B: \$26,597 for a \$459 per lot assessment, a 42% increase.
 - iii. Budget C: \$19,736 for a \$340 per lot assessment, a 6% increase.
 - b. Budget Related Question & Discussion Period
 - i. Eli & Autumn Chisholm asked: Could we do a special assessment for the culverts and ditch repair over the large consistent budget increases? Anna said that is an option. Concern is the need for a special meeting to approve that. The strategy is to embed a culvert maintenance program within the annual budget to prevent larger emergency expenses in later years.
 - ii. Sarah and Mark Woosley asked: We would be interested in seeing the Chisholm's suggestion. Also, want to confirm that we/PV HOA are not paying for work done on Greasy Creek, if it is work that Benton County should be doing. I know gravel has been done recently and want to make sure they are paying for

it? Anna said that the HOA is not paying for work on Greasy Creek but is adding some lignin for dust control.

- iii. Anne and Robert asked: The road maintenance increased by 50% to \$7,000. Do we know that this is what the cost will be or is this a guess? Anna said the costs for grading and rocking are calculated from Dennis Gibson's equipment, grading and rolling from the current year. He also provided a quote for the culvert repairs the Board has proposed.
- iv. Anne F. said: But putting the one-off expenses into the annual fee then keeps it on-going forever and subject to additional increases year-over-year. Do we need to spend ALL of the \$16,000 from the accident insurance on repairing Barlow Rd? It doesn't look awful; what, exactly, needs to be done? Perhaps we can use some of that money for culvert repair and/or ditch clean-up? Anna said the goal is to keep the cost of both projects low to save some of these funds. Anna explained how the surface soil was disrupted and existing bank is severely undercut, needing a more significant repair than may be apparent from the road. The approach is to create a long term solution.
- v. Matt & Laurie asked: Does the possibility exist that next year's budget would go down? Anna said yes and that the Board is trying to keep costs low and builds a budget custom to each year's foreseen expenses.
- vi. Cindy Beach asked if the culvert repairs could be removed from the operating budget. Anna said if this was done, it would be a one-time special assessment for next year at \$103. Maralee Whitcomb said she liked Cindy Beach's idea.

Budget Vote:

Gary Rodgers moved to approve budget option A as presented with \$570 assessment. Seconded by Leanne Nikkel. Discussion was opened. Anna called for the vote in the chat. Vote was 17 votes yes, 23 votes no (42.5% yes). Does not meet the 2/3 majority. Motion failed.

Abby and Ryan Couture moved to approve budget option C with \$340 assessment. Seconded by Eli & Autumn Chisholm. Discussion: It was asked if Option C passed would there be a meeting for a special assessment. Anna said yes. Anna called for a vote. Vote was 14 votes yes, 26 votes no (35.0% yes) which does not meet the 2/3 majority. Motion failed.

Rebecca Chitkowski moved to approve budget Option B with \$459 assessment. Seconded by Cindy Beach. Discussion was opened. Vote was 27 votes yes, 13 votes no, motion passes with 67.5% approval. \$459 will be the 2021 assessment.

9. Question & Discussion Period (2)

- a) Gary Rodgers asked why a clear cut was allowed near his property without any penalties or ramifications to the property owners. He also was concerned that he was not permitted to cut trees. Eli shared that that occurred before the current board and the ACC process has been tightened up quite a bit since then. Anna

said the current board is proposing changes to the CC&Rs to deter this from happening in the future. She also said that this happened during a previous board and the current Board could not account for the actions that were or were not taken at that time.

- b) Autumn asked for the next steps on the changes to the CC&Rs. Anna clarified that the entire membership will be notified with mailers with proposed changes and requesting initial feedback, then there will be a special meeting and finally a second mailer with voting ballots.

With no other questions or comments brought forward, Anna thanked everyone for their time in attending this meeting and involvement in making the neighborhood a place we all love calling home.

Meeting was adjourned at 9:30pm.

Submitted by John Deuel, PVHA Secretary: _____

Approved by Anna Vesper, PVHA President: _____

**PIONEER VILLAGE
HOMEOWNERS ASSOCIATION
2021 ANNUAL MEETING**

PVHA.US

**May 19, 2021
Philomath, OR**

ATTENDANCE

- Proxy Count: (13) total
- Lots in attendance: (27) lots
- Votes suspended: (2) votes suspended
- 60% Quorum achieved with (40) lots represented
 - 60% of 58 Lots = 35 lots to constitute 60% quorum (CC&R Article IV Section 5)
 - 1/3 of 58 Lot = 20 lots to constitute 33% quorum (By-Laws Article III Section 4)
- Meeting Called to Order at 7:00 pm

AGENDA

1. Welcome
2. President's Report
3. Old Business
4. Committee Reports
 1. Architectural Control Committee (ACC)
 2. Common Septic System
 3. Firewise
 4. Safety
 5. Roads
5. Question & Discussion Period #1
6. Board Elections
7. Treasurer's Report
8. Budget Presentation & Vote
9. Question & Discussion Period #2
10. Conclusion

WELCOME

- Hello and welcome to our 2021 PVHA Annual Meeting!
- The annual meeting is where the board presents some of this last year's significant projects and ensure that we plan to meet the neighborhoods needs for the upcoming year
- The Board appreciates each of your time in attending and being active in our community
- Some key things we will be specifically bringing up in this meeting are:
 - Key projects
 - McLoughlin Drive Turnaround
 - Lot 32 Sale
 - Committee updates
 - Proposed road work projects
 - Budget presentation

PRESIDENTS REPORT

- I wanted to open tonight with some much deserved appreciation for some of the many neighborhood volunteers.
 - John Deuel & Kim Johnson (HOA Board)
 - Tom & Carol Garbacik (Treasurer & community workhorse)
 - Trent Hering & Water Board
 - Anne Fairbrother (Website guru & Firewise)
 - Robert Accord (Field path mowing/maintenance)
 - Eli Chisholm, Warner Butler, Stuart & Patricia Overholtzer, & Kate Orr (ACC Committee Members)
 - Leanne Nikkel, Cody Thorson, Jeff Louch & Mark Wirth (CSS)
 - Kevin Eveland (Common Field Mowing)
 - Brad Whitcomb, Peter Betjemann, & Eric Nikkel (Mailboxes)
 - Autumn Chisholm, Sarah Woosley, Linnea Andersson (Lot 32 Advice)
 - Jordan Vesper (Roads, tree planter, & sanity check)

PRESIDENTS REPORT

- Some general things that we won't necessarily talk about in detail but to keep in mind are:
 - Always drive slowly and cautiously around the community. The Speed Limit is 15 MPH to protect EVERYONE's safety
 - Keep Fire Lanes clear of parked vehicles and debris at all time, they are critical to ensuring emergency vehicle access
 - Pick up after you dog when walking around the neighborhood or down in the field
 - Help keep roads in good condition by blowing dirt, leaves, and fir needles off throughout the year
 - If you have ANY concerns or questions regarding safety or the neighborhood email or call the Sherriff or one of the Board members depending on the severity.
 - If in doubt ask, we will never intentionally turn a question away 😊
- FYI expect info regarding some proposed CC&R amendments in June or July with a Special Meeting to follow prior to votes

OLD BUSINESS

- **McLoughlin Drive Turnaround -**
 - Property lines surveyed in 2019
 - Topographic survey completed the fall of 2020
 - Started design process after survey in winter of 2020
 - Have Philomath Fire Department approved concept but still waiting for plans to discuss with neighbors and Board
 - Construction targeted for possibly late summer of 2021, however the summer of 2022 is more likely at this point
- **Barlow Road Repairs**
 - Completed negotiations with driver's insurance and received \$16,605 to cover costs of repairs
 - \$975 spent so far to removed (2) maples compromised during the accident
 - Insurance and contractor scheduling resulted in us missing the 2020 summer construction window
 - Looking to bundle the repair with McLoughlin Turnaround project to benefit from construction efficiencies and save \$\$\$\$

OLD BUSINESS

■ Lot 32 Sale

- An advisory committee was set up July 2020 and met multiple times to advise the Board on the offer to purchase Lot 32 presented by the current owners of Lot 33
- A SWOT analysis was conducted and discussed (thanks Linnea!)
- PVHA worked extensively with PVWC throughout the process
- In January 2021 PVHA countered the original offer after addressing all the sale concerns and is now in the escrow process
- These funds should eliminate the need for a special assessment for the construction of the McLoughlin Drive turnaround

■ Hazard Tree Removal

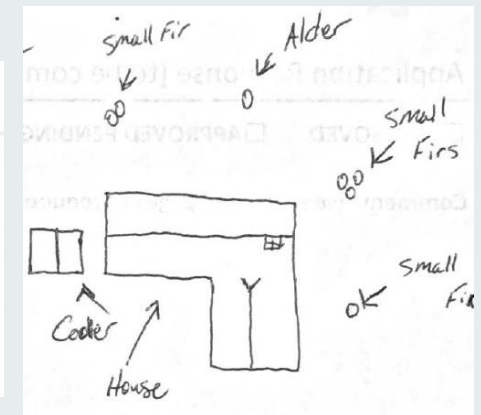
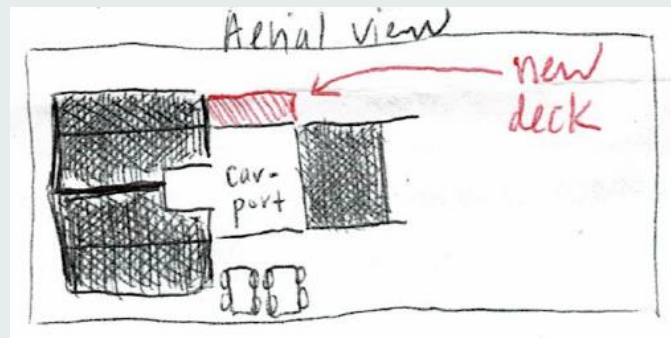
- Removed (13) hazard trees around the neighborhood in 2020
- Focus still on getting the trees that pose the highest risk to blocking our roads and emergency access
- Another (4) trees fell during winter storms with most being cleared out by volunteers within hours to reopen roads.

■ Tree Day/Seedlings

- (220) Douglas-fir and Western Red Cedar seedlings were planted around the neighborhood on both private lots and in Common Areas

COMMITTEE REPORT - ACC

- 6 Lots Represented on the Architectural Control Committee (ACC) (Lots 11, 20, 33, 35, 44, 58)
- (18) Applications processed in 2020-2021
- 1-2 week typical turn around time for review
- Projects included:
 - Tree removals
 - Deck additions
 - New driveways
 - Home addition
 - Privacy fence
 - Exterior painting
- Thanks for the applications and please keep sending projects our way!
- Additional volunteers are always welcome and encouraged to join the ACC by contacting the Board



COMMITTEE REPORT – COMMON SEPTIC SYSTEM (CSS)

- The Common Area field is an operational drainfield with semi-delicate lines running underneath it
 - Very limited vehicle access is permitted with HOA approval
 - No horse traffic is allowed because of the potential to the break lines
- Please do not remove the orange markers in the field. They are there to help the inspections and for drainfield maintenance
- We have a growing volunteer base to help support the various vegetation control needs of the drainfield
 - Thank you to all who have already offered and stepped up to help!
- Moving forward this committee will be fully funded by facility usage fees

COMMITTEE REPORT – COMMON SEPTIC SYSTEM (CSS)

- This year we have:
 - Had quarterly inspections
 - Switching master septic tank filters
 - Changing distribution to drainfield sections
 - (10) distribution boxes cleaned, (1) replaced
 - Started septic record keeping system
 - Started an attack on invasive Canadian thistle in the field



COMMITTEE REPORT – FIREWISE

■ Firewise Updates

- Chipping event – soon!
- Evacuation route drive
 - Saturday June 5th at 10am
 - Intro by Starker & Benton County
- Backyard burning
 - Reminder to call Philomath Fire for daily updates
 - 541-929-5903
- Maintain defensible space
- Use caution with power equipment (spark arresters)
- Fill out information form to maintain our Firewise status
 - Available as a handout at the meeting, downloadable from PVHA website, and on the bulletin board



FIREWISE USA[®]
Residents reducing wildfire risks
10 YEARS!!!



FIREWISE USA[®]

RESIDENTS REDUCING WILDFIRE RISKS

Firewise Projects 2020

For Pioneer Village to maintain its Firewise Community designation, we need you to help us document how Pioneer Village homeowners are working together to keep the Village safe from catastrophic wildfires. Each site is required to annually invest the equivalent of one volunteer hour per dwelling unit in wildfire risk reduction actions.

Check the box(es) for what you have done this year and return this form to the PVHA mailbox (last one on the left of the mailbox row) on or before October 1. THANK YOU!

House

- Cleaned litter from roof/gutters
- Cleaned chimney flu
- Removed flammable materials from deck/porch
- Removed flammable materials from under deck area
- Other: _____

Near Zone (0-5 ft. from the foundation or decks/porches)

- Installed flashing
- Replaced combustible mulches with stone/gravel
- Removed fir needles, leaves, litter and debris
- Removed trees and shrubs
- Trimmed off overhanging tree limbs
- Moved woodpile to Intermediate Zone
- Other: _____

Intermediate Zone (5-30 ft. from the foundation or decks/porches)

- Lawn and native grass maintenance
- Cleared space between trees and shrubs
- Thinned and/or limbed trees to reduce crown fire potential
- Other: _____

Extended Zone (30-100 ft. from the foundation or decks/porches)

- Removed needles, leaves, litter and debris
- Thinned and/or limbed trees to reduce crown fire potential
- Other: _____

ESTIMATED NUMBER OF HOURS SPENT

House: _____ Near Zone: _____

Intermediate Zone: _____ Extended Zone: _____

10 Years Firewise!

COMMITTEE REPORT – SAFETY

- Preparedness Training

- PVHA Web Site: pvha.us/emergency-prepardness.html

Pioneer Village Homeowners Association

Welcome

Documents

Board of Directors & Committee
Chairs

Annual Meeting

News and Updates

Emergency Preparedness



Emergency Preparedness

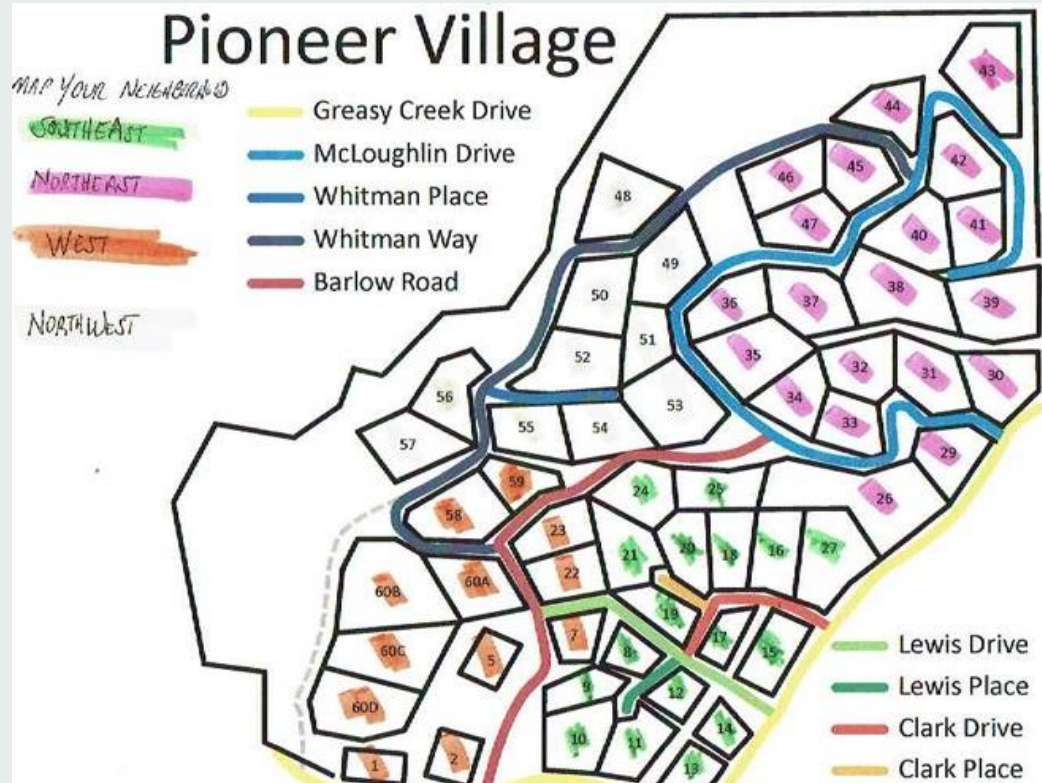
- Map Your Neighborhood Update

- The "Golden Hour"
- [Introduction Video](http://www.youtube.com) (www.youtube.com)
- Northeast Neighborhood Group Organized

COMMITTEE REPORT – SAFETY

■ Map Your Neighborhood

- Preparation is key
- Teamwork following a disaster
- 9 Steps following a disaster
- Neighborhood Map
- Contact list
- Skills & Equipment Inventory
- Southeast Group (in green) to organize next!



COMMITTEE REPORT – ROADS

2020-2021 RECAP

- 1.75 miles of HOA road graded and rolled in January
 - Was late this year due to:
 - Contractor schedule filling up quickly at the end of the summer with fire response jobs
 - Significant rains hitting before there were schedule openings
 - Needs to have about 2 weeks of mostly dry weather to be effective
- (10) loads of rock placed in critical locations
- (18) New* Reflectors & (2) New* Signs installed by volunteers
 - * Actually used ODOT material purchased for a fraction of the costs!
- Lignin application
 - Decreased amount from 2019 by approx. 25%
 - Required 1 day's worth of Anna's time to ride with operator to provide refined application input in order to hit all the areas we did.
- Provided gravel at school bus turnaround for “you fill” pothole repair – Thank you to all who are helping do this!!
- No spring grading or rock application

COMMITTEE REPORT – ROADS

2020-2021 RECAP

- **Culvert & Ditch Maintenance Program**
 - In 2019 we re-started the maintenance program by:
 - Cleaning (5) culvert inlets
 - Cleaning/re-establishing 550' of ditches
 - Replacing (1) culvert
 - In 2020 we proposed:
 - Cleaning (1) culvert inlet
 - Cleaning another 500' of ditches
 - Replacing (2) culverts
- **Winter storms are where the lack of maintenance is apparent**
 - 1/3/2021 – Culvert that we were going to clean gets plugged, with water going over road. Cindy Beach, Anna and Jordan spend a whole day working to dewater and clear the culvert without losing the road or having to trigger “emergency” contractor assistance (\$\$\$\$)
 - After each storm this winter, ditched and culverts had to be hand cleaned by volunteers (approx. 8 hours each storm)

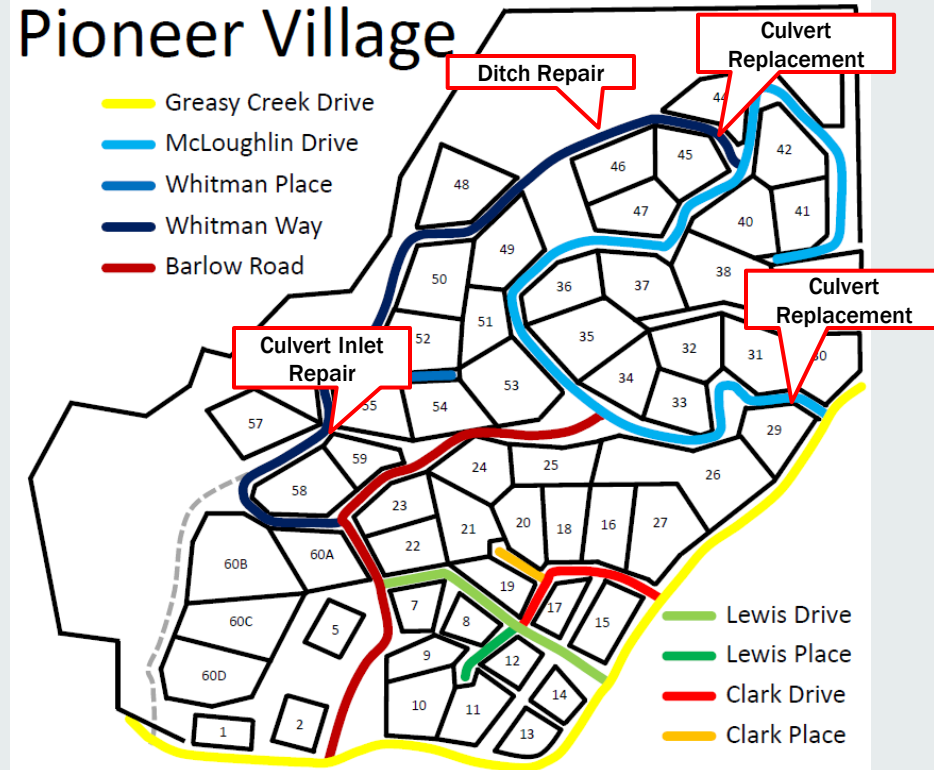
} All of these were cut from the budget to meet other minimum needs

COMMITTEE REPORT – ROADS

2021-2022 PROPOSED PROJECTS

■ 21-22 Projects

- Lignin application
 - 300' Ditch repair
 - (2) or (3) culvert projects
 - Grading and rolling all roads (Fall and Spring)
 - Rocking as necessary
 - Roadside vegetation mowing
 - Continue to look at opportunities to add value/efficiencies and stretch the dollars further
-
- Looking for volunteers to form a “storm clean up” team to assist in ensuring our roads remain drivable and safe after each winter event



COMMITTEE REPORT – ROADS

2021-2022 PROPOSED PROJECTS



**McLoughlin Drive & Whitman Way
Culvert Replacements**



**Whitman Way
Ditch Repair**



Whitman Way Culvert Inlet Repair

QUESTION & DISCUSSION PERIOD #1

- 2 minute limit per comment
- There will be another question & discussion at the end of the presentation as well.



BOARD ELECTIONS

- No Board Positions are up for Election this year
 - (1) position in 2022
 - (2) positions in 2023
- Terms are 3 years & roles are determined within the board
- (4) quarterly Board meetings plus special meetings as required

- Board Position Note:
 - Jennifer Eaton resigned from her elected Board position last summer due to health concerns, and the Board appointed Kim Johnson to serve the remaining term of Jennifer's position. (PVHA By-Laws Article IV Section 3).
 - Tom Garbacik then was appointed by the Board to serve the Treasurer's position which Kim had previously been discussed and appointed to.

TREASURER'S REPORT

- Account Status (as of 4/30/2021)
 - Citizens Bank Account - \$21,267.70 Total → \$4,492.70 (HOA)
 - \$1,045 for CSS
 - \$15,630 for Barlow Road Repair
 - Washington Federal Account - \$25,033.92
- (2) Lots in Default - Total \$4,083.13
 - Currently pursuing leans and recovery actions



TREASURER'S REPORT

■ Current Year Spending

	<u>Budgeted</u>	<u>Actual Spending</u>
Road Maintenance	\$ 11,900	\$ 11,615
Firewise/Tree Management	\$ 3,300	\$ 3,226
Safety Committee	\$ -	\$ 49
Community Outreach	\$ 290	\$ 519
General Operating Costs	\$ 3,151	\$ 2,220
Common Septic System D-box Cleaning	\$ 2,500 *	\$ 2,108 *
McLoughlin Drive Turn Around Project	\$ 3,800 *	\$ 2,950 *
Total	\$ 24,941	\$ 22,687

* Denotes a non-routine cost taken from savings and not in Assessment Budget

BUDGET PRESENTATION

- Proposed Budget for upcoming year

	<u>20-21</u> <u>Spending</u>	<u>Budget Option</u> <u>A</u>	<u>Budget Option</u> <u>B</u>	<u>Budget Option</u> <u>C</u>
Road Maintenance	\$ 11,615	\$ 23,950	\$ 19,000	\$ 12,850
Firewise/Tree Management	\$ 3,226	\$ 4,426	\$ 2,926	\$ 2,400
Safety Committee	\$ 49	\$ 145	\$ 145	\$ 0
Community Outreach	\$ 519	\$ 490	\$ 490	\$ 450
General Operating Costs	\$ 2,220	\$ 4,036	\$ 4,036	\$ 4,036
Total	\$ 17,629	\$ 33,046	\$ 26,597	\$ 19,736
Total / 58 Lots	-	\$ 570	\$ 459	\$ 340
% Change		77%	42%	6%

BUDGET PRESENTATION

■ Proposed Budget Differences

	<u>Budget Option A</u>	<u>Budget Option B</u>	<u>Budget Option C</u>
Road Maintenance	<ul style="list-style-type: none"> -Same dust abatement as 2020 -Fall Grading -Increased rock application -3 culvert replacements and ditch repair -Pothole gravel pile -Spring Grading 	<ul style="list-style-type: none"> -Same dust abatement as 2020 -Fall Grading -Increased rock application -2 culvert replacements and ditch repair -Pothole gravel pile -No spring work 	<ul style="list-style-type: none"> -Same dust abatement as 2020 -Fall Grading -Similar rock application to 2020 -No culvert or ditch work -No winter or spring work
Firewise/Tree Management	<ul style="list-style-type: none"> -Approx. 6 tree removals -Extra chipping /storm cleanup for community 	<ul style="list-style-type: none"> -Approx. 4 tree removals -No extra chipping 	<ul style="list-style-type: none"> -Approx. 3 tree removals -No extra chipping
Safety Committee	<ul style="list-style-type: none"> -(1) meeting at church -Printing allowance -Emergency Gathering Place Signs 	<ul style="list-style-type: none"> -(1) meeting at church -Printing allowance -Emergency Gathering Place Signs 	<ul style="list-style-type: none"> -No meeting allowance -No printing allowance -No Signs
Total	\$ 33,046	\$ 26,597	\$ 19,736
Total / 58 Lots	\$ 570	\$ 459	\$ 340

BUDGET VOTE

- **Vote on Proposed Budget for Upcoming Year**
 - Motion to approve the proposed 2020-2021 Budget Option A resulting in a individual lot assessment of \$570 by Gary Rodgers (Lot 38)
 - Second by Leanne Nikkel (Lot 53)
 - Discussion (indicate desire to comment in chat)
 - Vote in favor (via chat “Yes Lot X”)
 - Vote in opposition (via chat “No Lot X”)
 - Record decision/outcome:
 - Option A Fails
 - (17) votes yes
 - (23) votes no
 - Approval percentage: 42.5%

BUDGET VOTE

- **Vote on Proposed Budget for Upcoming Year**
 - Motion to approve the proposed 2020-2021 Budget Option C resulting in a individual lot assessment of \$340 by Abby & Ryan Couture (Lot 37)
 - Second Eli & Autumn Chisholm (Lot 44)
 - Discussion (indicate desire to comment in chat)
 - Vote in favor (via chat “Yes Lot X”)
 - Vote in opposition (via chat “No Lot X”)
 - Record decision/outcome:
 - Option C Fails
 - (14) votes yes
 - (26) votes no
 - Approval percentage: 35.0%

BUDGET VOTE

- **Vote on Proposed Budget for Upcoming Year**
 - Motion to approve the proposed 2020-2021 Budget Option B resulting in a individual lot assessment of \$459 by Rebecca Chitkowski (Lot 16)
 - Second Cindy Beach (Lot 46)
 - Discussion (indicate desire to comment in chat)
 - Vote in favor (via chat “Yes Lot X”)
 - Vote in opposition (via chat “No Lot X”)
 - Record decision/outcome:
 - Option B Passes
 - (27) votes yes
 - (13) votes no
 - Approval percentage: 67.5%

QUESTION & DISCUSSION PERIOD #2

- 2 minute limit per comment
- Please always feel free to send additional comments, questions, and/or concerns to the board via email (admin@pvha.us) or letter in the mailbox



CONCLUSION

- Again, thank all of you for your questions, time, and engagement with the community!
- Stay well and have a good evening!

