

**PRAIRIE VIEW SOUTH HOA  
MEETING MINUTES  
November 4, 2024**

The meeting was called to order at 6:10 PM by Alicia Criswell with Lighthouse Management.

Three owners were present and there were three proxies presented. Peggy volunteered to be on the board. Michael Graham volunteered also but may be moving after the first of the year.

Alicia asked the owners to review the budget and let her know if they had any questions. Alicia did state that there were two big trees in the common area that had to be cut down this year as they were a hazard and had potential of falling on the house next to them. The stumps did not get removed though as that was an added expense she did not think the HOA could afford.

Michael stated that there was a section of the common area on D ½ Road that did not get cleaned up. Alicia will make sure the new landscaper remembers that the common area goes up to the wire fencing.

Electricity rates are anticipated to increase this year as Xcel Energy was installing a new “SmartMeter” in the pump area. It is rumored that Xcel will begin implementing “Peak Hours” that will incur higher rates. Western Slope Irrigation will need to change the watering times in spring to avoid the higher rate time frames. Owners will need to refrain from watering during peak hours. The transducer for the irrigation had to be replaced which was part of the irrigation expense as well. Alicia did let owners know that she was given the transducer this year and there should be no risk of it being frozen or broken as it is sitting in a safe place in her office.

There were no other questions being asked regarding the budget. The budget did not need any approval as the increase is not more than 10%. The increase will take effect January 1<sup>st</sup>, 2025, and will be due March 31<sup>st</sup>, 2025.

Peggy asked if pictures were required for violations. Pictures are required and the law says the HOA has to give 30 days for corrections. Owners want to have the common area irrigation looked at to see if they can get water to the plants again. Alicia will speak to Western Slope Irrigation about connecting to the existing riser in the common area to run irrigation again and what that cost will be.

There was no further discussion, and the meeting was adjourned at 7:00 PM.