

Peacefield HOA Special Homeowners' Meeting
March 6, 2025
Brian and Amy Van Uitert's Home

President John Fullmer opened the meeting at 7:05 PM

In attendance were the HOA Board Members:

John Fullmer – President

Randy Bird – Vice President and Pool Manager

Brian Hill – Landscaping

Sean-Paul O'Neal – Property Manager Website "PAYHOA" Manager, Finance, and Snow Removal

Larry Cook – Water Features

Michelle Hill – Secretary

Also present were the following Homeowners: Brian and Amy Van Uitert, Patty Fullmer, Kristie and Scotty Kearns, Gary Spangenberg, Trent and Kelli Parker, Sally Steed, Pat Rasband, Kurt Gammill, Randy Darrohn, Sian Dewey, Ken and Collen Clifford, Jennifer O'Neal, Laurie Simms, Michele Gaetz, and Greg Vernon.

John explained that the purpose of this Special Meeting was to discuss how we as a community can work together to ensure our funds are used in a manner to ensure that Peacefield remains a beautiful property for years to come.

Brian Van Uitert suggested that the Architectural Control Committee (ACC) be turned over to an "Architectural Control Committee" separate from the HOA Board with a Board member as the President, so that they can form their own committees to accomplish work in the manner they want done as a whole community instead of the HOA Board making those decisions.

John explained that, according to the CC&Rs 4.4 (a-l), the ACC was responsible for more than just Landscaping issues and should not be removed from HOA Board control.

After much discussion, Randy Bird made a motion that the HOA Board maintains the responsibilities of the ACC. Patty Fullmer and Sean-Paul O'Neal made the 2nd on the motion. A vote was taken. 21 voted Yes. 4 voted No. The motion passed.

A motion was made by Patty Fullmer to form a "Peacefield Beautification Committee" whose members would be responsible for selecting projects within the Peacefield property, working up a consolidated plan, getting estimates for the costs, estimating time for completion, and having the lead of that committee present it before the HOA Board for approval and funding.

After much discussion, Randy Dahhron and Scotty Kearns made the 2nd on the motion. A vote was taken. 25 voted Yes. The motion passed.

At least 12 homeowners present volunteered to be on the Peacefield Beautification Committee. Several people had contacted Board Members individually prior to the meeting to volunteer to be on the Peacefield Beatification Committee: Randy Darrohn, Randy Bird, Greg Vernon, Jennifer O'Neal, Dave and Julie Bell, George Hamilton, and Connie Knight.

Michelle commented that too many volunteers may have too many different inputs causing chaos in the committee taking longer to make decisions. Those present disagreed stating that they would break into different projects.

The HOA Board will discuss which projects the Peacefield Beautification Committee will be needed to accomplish at the onset and provide a resolution and a list to said Committee lead as soon as possible.

Sally Steed offered to send out an e-mail to the **ENTIRE** HOA to see if anyone else wants to volunteer as well with Yes or No options. John accepted her offer.

As an alternative, Michelle offered to send out the email to those who expressed interest letting them know the details about the creation of the Peacefield Beautification Committee so that the Committee can begin, but those present wanted to do it Sally's way.

John closed the meeting at 8:30 PM.

Submitted respectfully,

Michelle Hill
Peacefield HOA Secretary