

Piper Meadows HOA

Summary from BOD Meeting, October 28, 2025 via Zoom

In attendance: Mark Geiser/President, Ed Tyburski/Vice-President, Tom Reak/Treasurer, Liz Rieth/Secretary, Bob Valenti/Member-at-Large

Excused: John Standing from RPG

Standing Agenda Items

Review of Action Items (if not noted below)

1. John will contact Jim Norman at Morrell to identify that all clean-outs are actually present, install caps where missing or broken, and 'raise up' those that might be buried for easier access.
Per email from JS DONE
2. John will contact Morrell requesting that they provide visual evidence that all repairs, per original list based on video results, have been completed. **Per email from JS DONE**
3. John to check if the monument has any warranty from Morrell. **Warranty expired; none in place at this time DONE**
4. Liz will follow up with Jackie Fegan re monument lighting **DONE**
5. Tom will connect with the owner re: clean up that side of the road **DONE**
6. Mark and Liz will check bylaws and Responsibility document to ensure all wording is accurate and consistent **DONE**
7. Board will consider additional R&Rs at a later date **PENDING**
8. Ed will contact Jim Norman and cc in Hannah or Stephanie to check on walkway products. **No specific recommendations will be given by the Board; will be referred to RPG. DONE**

Review of Maintenance Requests to RPG: per John S none received this past month

Review of Financials: per quick review of statement by Liz, there are no deficiencies in assessment fees to note

Agenda Items

Approve lighting option for PM monument

Approved purchase of (2) LED Solar Outdoor Lights (Light in the Box #13442545, cost of ~\$65.00) pending results of email survey (see Action Item below). **Action Item:** John R and Ed will work on getting a board to match current board. Current lights will be moved to each side and new light will be added in the middle on each of the sign. Decided this is best option at this time given life of solar lights (current ones have about 2-3 years left) and is most fiscally responsible. Placement of the new board should increase illumination of sign to safe and satisfactory status.

Additions to the Rules & Regulations

- Solar panels: did not discuss. Add to next meeting agenda. (Bylaws pg. 32 #9)
- Holiday lighting: received email from John S re homeowners who installed holiday lights to outline their roofs in 2024 (7144/7142). At that time, no variance was requested by Morrell. Timeline given to homeowners: Install no earlier than 11/15 and remove no later than 1/15. Lighting only Thanksgiving – New Years Day

- Agreed that holiday roof lighting is not a permanent fixture. Lights are installed and removed seasonally therefore homeowners need to submit a variance request annually.
- Agreed with Timeline given by RPG/Morrell in 2024. **Action Item:** Mark will contact homeowners with Board decision **DONE**
- Agreed that any contractor, vendor or handyman hired by a homeowner to perform exterior work/maintenance must provide the homeowner with a valid certificate of insurance prior to work commencing. It is the homeowner's responsibility to obtain the Certificate of Insurance.
- Agreed, that in cases noted above, there is no responsibility for repair or liability by the HOA or Board. The individual homeowner is responsible.
- **ACTION TAKEN:** The Board agreed that no inflatable holiday decorations can be used in the neighborhood. **Action Item:** Liz will create a list of "Non-Bylaw rules" to include the holiday lighting and inflatable decorations. At the Sept meeting, John, RPG explained how this document is different than changing current Bylaws.

Logistics of cleaning up the side of the road near the entrance

- In response to questions presented at the June 2025 Annual HOA meeting, Tom contacted Bayside Tree Services to clean up debris. Price was negotiated to \$1500
- **Action Item:** Liz to send out email to homeowners explaining the clean-up status and cost. Also included in that email will be the cost of adding additional solar lights to the monument (see Agenda Item #1). Actions are "financially neutral" and do not impact budget due to cost savings with the new snowplowing contract. If there are no objections, Board will contract with Bayside for services noted above and move forward with expenditure for additional exterior lights.

Status of clean-outs and laterals: Tom reported that all but one clean-out cover was replaced and the downspout connection to the lateral is scheduled to be completed this week at 7146/7148. **Action Item:** Board will monitor completion of this work.

(1) Homeowner request #7139

- Homeowner would like to place an underground stormwater discharge pipe in backyard at the point where 2 townhomes feed into one downspout – 7139 and 7141. **ACTION TAKEN:** Approved request pending completed Variance and vendor Certificate of Insurance on record.
- Variances, when needed, property involved, etc., needs more discussion and will be tabled to next Board meeting. **Agenda Item for next meeting.**
- Brief discussion on developing Architectural Guidelines so that decisions can be consistent and based on specific guidelines (e.g. all changes approved prior to June 2025 are 'grandfathered in'). **Agenda Item for next meeting.**
- **Action Item:** Liz and Mark to create a template for Variance Requests. Liz will check with John S to see if RPG has something we can tailor to Piper Meadows.
- **Action Item:** Liz and Board will complete list of Morrell-approved variances prior to BOD assuming that responsibility.

- **Insurance question:** Mark had phone call with insurance agent; clarification on “contents” and “building.” The “house as initially built” is covered by HOA insurance, including upgrades present at the initial building. Homeowners must privately insure all contents and anything added after the initial build. Refer to HOA Bylaws section IX, 1.01.

Additional Items:

1. **Action Item:** Ed and Tom will determine date to post No Trespassing signs on HOA lands.

Next Meeting: TBD