Twenty-five residents attended the HOA informational meeting of May 12, 2021, regarding the community challenge with pigeons. This email provides a transcript of the HOA prepared information, [video](https://www.youtube.com/watch?v=TJZS08RU_Bk) of the Zoom meeting, it is a little over one hour, highlights from the Q&A, and [follow-up photos](https://www.villasatcottonranch.org/general-3) that have been placed on the website so homeowners can see what the mitigations look like from similar type buildings.

At the end of this transcript of the meeting, you will be asked to either **opt-in** or **opt-out**.

**Please read this** **transcript** which covers the first fifteen minutes of the video. At 15:15, the [video](https://www.youtube.com/watch?v=TJZS08RU_Bk) provides the Q&A discussion. Please contact the Board if you have any questions.

We sincerely appreciate all those who took their time to attend or ask questions in advance. The Board appreciates it!

**On Sunday, May 16, 2021, Jason from Repel will be at 54 Lynx to meet with those interested in stopping by.**

**Pigeon Zoom Meeting May 12, 2021**

**Transcript**

Thanks to everyone for attending this meeting. We are using Zoom to reach out to a greater audience. We want to answer any questions you have on the pigeon mitigation problem. We ask that everyone mute their microphones, and if you have a question, either type it in the chat or raise your hand. I will also stop several times during the meeting to ask for questions in case you’re having difficulty with those options.

Board Members:

Sylie Rifenburgh - President

Craig Brown – Secretary and website manager

Monica Kryzer – Treasurer

Fred Farinnaci, who spent many hours with vendors on options

Several complaints over the past few years with regards to pigeons. We live in a neighborhood that is highly sought after and we want to keep the value maintained.

Not all homeowners have issues.

Asked 3 companies to give recommendations on how to eliminate:

* One, Mountain Pest Control recommended poison feeding, not a preferred solution
* Chase Wildlife and Repel Pest Solutions both suggested: trapping/removal and installation of nesting blocks – spikes and coated metal webbing
1. Simply removing birds will not stop others from returning, or spreading to other homes. Need to remove nesting opportunities
2. Homeowners have offered to shoot birds. Firearms not allowed in development. And doesn’t resolve nesting opportunity
3. Remove bird feeders. Even if not feeding pigeons, offers feeding opportunity
* Both came in with similar pricing, estimated at $55-60K with 2 year warranty on parts and labor.
* Not in budget
* Developed a cost assessment strategy based on fairness to homeowners

Photos of the nests and damage are on the webpage. There is also a spreadsheet posted that shows the amounts estimated by address.

Board has funding to cover trapping/removal, as well as defer a portion of the cleanup cost (fairness to those affected)

Proposal is homeowners opt in for mitigation:

* Remove bird feeders (free cost)
* Cleanup of waste from affected homes (specific homes but board will cap at max of $250
* Owners with solar panels need to cover costs. One panel was deemed fine. Three need all or partial coverage. The amount for each address is in the spreadsheet (from $600-$2500)
* Installation of spikes and webbing to block roosting opportunities - $681.82/home

Not all homes have issues. However, we have the opportunity to get this done safely by professionals at a reasonable cost that is architecturally acceptable. Doing mitigation at a later date will likely be more expensive.

Homeowners can choose to get work done by their own means, however it must be architecturally acceptable and needs to be effective.

If we don’t get the majority of homeowners, especially in the center affected area, trapping, cleaning, etc has limited impact and will cause the Board to decide whether or not to invest in the trapping and cleaning. If it is decided to proceed, homeowners who opt out will be assessed the full cleaning amount, as appropriate for their unit. Please contact the HOA to get a total cleaning amount for your unit.

It’s recommended that common wall owners talk with one another to agree on approach. If 2 out of 3 of the owners move forward there could be issues if birds decide to roost on the 3rd owner’s roof. **Those that opt out now, the cost will be homeowner’s responsibility going forward. If the problem becomes an issue that is not resolved by the owner, the Board could have the work done and assessed directly to the homeowner. We hope we don’t need to go to that option.**

This is not a pleasant ask but it’s time that we act as a community. We know some homeowners have had to deal with the mess and noise for several years. Banding together to address the situation should help those already with birds, as well as avoid the problem recurring in the future.

**Highlights from the Q&A:**

* If I choose not to opt-in and after I realize I need to mitigate, what happens?  The homeowner who does not opt-in now will be responsible for all future costs.  The mitigation will need to follow the covenants and the mitigation approved by the HOA and Cotton Ranch DRC.  there is no guarantee the costs to mitigate will be the same as opting-in now.
* Who is responsible for damage to my property from the pigeons?  The homeowner is responsible.
* How will the mitigation affect painting of the units?  When the unit is scheduled to be painted, the intent is the HOA will work with the installer to have the mitigations taken down prior to painting and replaced after painting.
* How much is the HOA spending in this effort?  The HOA is using contingency funds from the budget and will spend about $5,000 out of that budget to trap pigeons for removal and to limit cleaning costs for those homeowners who opt-in to no more than $250.
* The costs to mitigate pigeons from under solar panels seems high?  The reality is the contractors who provided bid costs were close. The costs include the materials, labor, insurance, and availability of qualified contractors to bid the work.  Please note, all new solar panel installations will require mitigation.
* Will the pigeons be poisoned?  No, the pigeons will be trapped, removed, and euthanized offsite.  The HOA was not comfortable using poisons, that while deemed safe for purpose, still introduced a concern for residents, visitors, and pets, as well as beneficial species in the area.
* Are there other options?  The HOA Board, working with a resident and local service providers, believes this option is the best for the community and allows homeowners to opt-in at this time.

We are looking for payment by May 28, so that we can proceed with trapping and work in early June. **We request your commitment by May 21st** so an invoice may be prepared for payment by May 28th. We recognize this is a short timeline, but one that is necessary to assure we begin to address this issue proactively.

Please select one of the choices below:

**I opt-in** and understand an invoice will be sent to me for my unit cost

**I opt-out** and understand in the future I will be responsible for all costs associated with mitigations and sanitation should the HOA determine there is an impact that needs mitigation.